



12201 103B Street  
Grande Prairie, Alberta

MLS # A2304893



**\$449,000**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, See Remarks		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

This fully developed 5 bedroom, 3 full bath modified bi-level in Northridge has a terrific floor plan. Hardwood flooring in the kitchen, dining area, and hallway. Tiled entryway and upstairs bathrooms. Upgraded maple kitchen cabinets, tiled backsplash, pantry, and eating bar. Large master bedroom with a generous walk-in closet and 4 pc ensuite with a jetted tub. The basement is totally developed, featuring a large family room with a gas fireplace, a full kitchen, 2 bedrooms, 4pc bathroom, a finished laundry room, and nice size storage room. 24x24 garage. High efficiency furnace. Gas line to garage.