



12406 102B Street
Grande Prairie, Alberta

MLS # A2310956



\$490,000

Division:	Northridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,290 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: Basement appliances included: Electric cooktop, refrigerator, and hood fan.

Welcome to this beautifully finished modified bi-level located in the highly sought-after Northridge Neighbourhood. With its functional layout, custom details, and versatile lower level setup, this home offers a great blend of comfort, style, and future potential. As you step inside, you're welcomed by a spacious entryway leading into the open-concept main living area filled with natural light and highlighted by stunning coffered ceilings throughout. The kitchen stands out with rich dark cabinetry, granite countertops, tiled backsplash, a large island with eating bar, pantry, and plenty of prep and storage space. The main floor offers two spacious bedrooms, a full bathroom, and a bright living room with vaulted ceilings and hardwood flooring that ties the space together beautifully. Upstairs, the primary bedroom feels like a true retreat featuring another eye-catching coffered ceiling, walk-in closet, and full ensuite bathroom. The fully developed basement offers excellent flexibility with a non-conforming suite setup and separate access through the garage. Downstairs includes a kitchenette with fridge and electric cooktop, large rec area, full bathroom, two bedrooms including and plenty storage throughout. Outside, the yard is fully fenced and landscaped with room to enjoy, while the attached double garage provides plenty of parking and storage space. Recent updates include a hot water tank replaced in 2024. Located close to Roy Bickel and St. Catherine school, shopping, the hospital, college, and other major amenities, this is a fantastic opportunity to own a well-kept family home in one of Grande Prairie's most desirable neighbourhoods. Book your showing today.