



12605 102A Street  
Grande Prairie, Alberta

MLS # A2314534



**\$364,999**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,019 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Stone Counters		

**Inclusions:** NA

2 bed 2 bath half duplex in Northridge! KCM's 'Prescot' built. Bungalow style has everything on one level and easily accessible. Well set up kitchen with stainless appliances and stone counter tops. Separate dining area and large living room with access to rear patio and fenced back yard. Large primary bedroom with 3 piece ensuite. Second bedroom and full bathroom complete the main level. Undeveloped basement offers lots of heated storage room. Attached single car garage is insulated, not heated. Fully fenced back yard. Currently tenant occupied until June 30th.