



**GRASSROOTS**  
REALTY GROUP

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**A & B, 12429 103B Street  
Grande Prairie, Alberta**

**MLS # A2316801**



**\$550,000**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,331 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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>	Breakfast Bar, Kitchen Island, See Remarks, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s)		

**Inclusions:** 2 stoves, 2 dishwashers, 2 refrigerators, 2 washer/dryers

Welcome to 12429 103B Street in Northridge, Grande Prairie. This beautiful home offers the perfect combination of family living and income potential with a full one-bedroom basement suite featuring its own separate entrance through the garage. The freshly painted main floor showcases vaulted ceilings, a cozy gas fireplace, and an open-concept design that flows seamlessly from the living room to the spacious kitchen and dining area. The kitchen features a brand-new stove, large island, and pantry, making it ideal for everyday living and entertaining. The main floor primary bedroom includes a private three-piece ensuite, while two additional bedrooms and a full bathroom are located on the upper level. Downstairs, the bright and functional suite offers a full kitchen, living room, bedroom, bathroom, and laundry—perfect for extended family, guests, or as a mortgage helper. Outside, enjoy the large deck and fully fenced backyard in a fantastic family-friendly neighbourhood close to schools, parks, and amenities. Don't miss your opportunity to own this versatile Northridge home.