



GRASSROOTS
REALTY GROUP

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12002 102 A Street
Grande Prairie, Alberta

MLS # A2331053



\$299,900

Division:	Northridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	835 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan		

Inclusions: Fridge, stove, dishwasher, washer, dryer

Welcome to this fantastic half duplex in the highly desirable community of Northridge! Offering a functional layout, modern updates, and excellent future potential, this home is perfect for families, first-time buyers, or investors alike. The bright and inviting main floor features a soaring vaulted ceiling, creating a spacious open-concept living area that seamlessly connects the generous living room, dining space, and beautifully updated kitchen. Whether you're entertaining guests or enjoying a quiet evening at home, you'll love the flow of this level. Step outside from the dining area onto the deck, the perfect place to relax or fire up the barbecue. On the main floor also includes two comfortable bedrooms and a well-appointed full bathroom. The fully developed lower level offers exceptional versatility with a large third bedroom, another full bathroom, a spacious family room, and direct walkout access to the backyard. Outside, the backyard offers plenty of room to enjoy and includes convenient RV parking access. Additional features include central air conditioning for summer comfort. If you've been searching for a well-maintained home in a fantastic neighbourhood with room to grow and outstanding investment potential, this Northridge property is one you won't want to miss.