



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12305 103 Street
Grande Prairie, Alberta

MLS # A2332231



\$349,900

Division:	Northridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	849 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Other, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Shed

Welcome to this beautifully maintained, one-owner half duplex in Northridge, where pride of ownership is evident throughout. This has always been a non-smoking, pet-free home and has been exceptionally well cared for. The main floor features a bright and inviting open-concept layout with vaulted ceilings throughout the living room, generous dining area, and spacious kitchen. The kitchen offers plenty of counter space, excellent storage, a large pantry area, and a unique custom inset tiled trivet in the countertop. Large windows allow an abundance of natural light to flow throughout the home, creating a warm and welcoming atmosphere. This level also includes two comfortable bedrooms and a full bathroom. The lower level features tall ceilings that create a bright, spacious feel and make it easy to forget you are downstairs. It offers another full bathroom, laundry, a generously sized primary bedroom or private retreat, and an additional versatile room that could be used as a bedroom, family room, or theatre area. Outside, the nicely cared-for backyard features a storage shed, additional storage beneath the front deck, and extra off-street parking. This inviting, move-in-ready home truly must be seen in person to be fully appreciated. Book your showing today!