



**GRASSROOTS**  
REALTY GROUP

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**12410 102B Street**  
**Grande Prairie, Alberta**

**MLS # A2196589**



**\$460,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to this stunning 1,420 sq. ft. modified bi-level home in the sought-after Northridge Neighborhood! This beautifully designed property features a total of 3 bedrooms and 2 Bath, a private master suite with a walk-in closet and ensuite, along with a 3-piece bathroom and 2 Bedrooms on the main floor. The open-concept layout boasts a gorgeous kitchen with dark-stained cabinets, stainless steel appliances, and a pantry, flowing seamlessly into the cozy living room with a gas fireplace and built-in entertainment center. The basement, with its impressive 9' ceilings, is ready for your personal touch, already wired and equipped with high-efficiency systems. A fully finished triple-car garage adds to the home's convenience. Perfectly located near three schools, the new hospital, a shopping mall, and the college, this home is ideal for families and professionals alike. Contact your REALTOR® today to book a viewing!