



**GRASSROOTS**  
REALTY GROUP

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**12422 103 Street**  
**Grande Prairie, Alberta**

**MLS # A2219174**



**\$565,000**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,306 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	See Remarks
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**Inclusions:** Outside play structure & Shed

Stunning Family Home in Northridge!! Over 2,300 Sq Ft of Living Space! Situated on a prime corner lot in the highly sought-after Northridge neighborhood, this impressive 2-storey home is bright, spacious, and has a thoughtfully designed living space. The main floor features an open-concept layout filled with natural light. You'll love the new vinyl plank flooring, freshly painted, large kitchen island, walk-through pantry, stainless steel appliances, and a cozy fireplace—ideal for family living and entertaining. Upstairs, you'll find four bedrooms, including a large master suite with his and hers walk-in closets and a luxurious 5-piece ensuite. Two additional bedrooms are connected by a Jack and Jill bathroom, and the bonus room provides flexible space for a playroom, office, or media room. This home also features custom blinds, 3.5 bathrooms, a new hot water tank, new sump pump and a spacious maintenance-free deck with a gazebo for year-round enjoyment. The finished and heated garage offers added comfort and storage, and there's RV parking for added convenience—all on a generous corner lot. Don't miss your chance to own this beautiful move-in-ready home!!