



**GRASSROOTS**  
REALTY GROUP

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**10216 125 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2233486**



**\$459,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,697 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular L		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Tankless Hot Water, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** Treadmill in basement

Step into this beautifully designed 1,700 sqft home offering 3 spacious bedrooms and 2.5 bathrooms, perfect for families or those who love to entertain. Inside, you'll find a large tiled entryway, leading into the living room with a cozy gas fireplace, creating the ideal space for relaxation and gatherings. The kitchen is a standout with its large island, walk-through pantry, gas stove and durable tile flooring that continues through the entryway. There is a half bathroom off the garage, with main floor laundry. Upstairs you'll find a large bonus room that acts as a second living room, leading down the hall to the bedrooms and bathrooms. The primary bedroom features a luxurious 5-piece ensuite with double sinks, a soaker tub, separate shower, and a spacious walk-in closet. There are two more bedrooms and another full bathroom up here. Enjoy the convenience of a heated 24x24 garage and a stunning concrete feature in the backyard—ideal for outdoor living or future development. This home blends comfort, style, and practicality in every corner.