



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

12626 103B Street  
Grande Prairie, Alberta

MLS # A2238541



**\$364,900**

|           |   |        |                  |
|-----------|---|--------|------------------|
| Division: | Northridge                              |        |                  |
| Type:     | Residential/Duplex                      |        |                  |
| Style:    | Attached-Side by Side, Bungalow         |        |                  |
| Size:     | 1,070 sq.ft.                            | Age:   | 2016 (9 yrs old) |
| Beds:     | 2                                       | Baths: | 1                |
| Garage:   | Single Garage Attached                  |        |                  |
| Lot Size: | 0.08 Acre                               |        |                  |
| Lot Feat: | Back Yard, Backs on to Park/Green Space |        |                  |

|             |                           |            |    |
|-------------|---------------------------|------------|----|
| Heating:    | Forced Air                | Water:     | -  |
| Floors:     | Carpet, Tile, Vinyl Plank | Sewer:     | -  |
| Roof:       | Asphalt Shingle           | Condo Fee: | -  |
| Basement:   | Full, Unfinished          | LLD:       | -  |
| Exterior:   | See Remarks               | Zoning:    | RS |
| Foundation: | Poured Concrete           | Utilities: | -  |
| Features:   | See Remarks               |            |    |

Inclusions: N/A

Stylish & Accessible Semi-Detached Bungalow in Northridge! Immediate Possession Available! This beautiful home offers the perfect blend of comfort, convenience, and modern design—with wheelchair accessibility throughout. Step inside to an open-concept layout featuring a stunning kitchen with espresso cabinetry, eat-up bar, and elegant 9’ coffered ceilings. The spacious living room includes a cozy gas fireplace, ideal for relaxing or entertaining. The primary bedroom is filled with natural light thanks to its large west-facing window and includes a full ensuite with a tub. A second bedroom and full bathroom, along with main floor laundry, make daily living seamless. Both bedrooms feature brand-new carpet for a fresh, comfortable feel. The unfinished basement is ready for future development to suit your needs. Outside, enjoy the privacy of no rear neighbours, a nice deck, and an upgraded exterior with Hardie board siding, stone accents, and a charming covered porch. The 12’x26’ finished and heated garage offers plenty of storage and parking. This is low-maintenance, single-level living at its finest—don’t miss it!