



GRASSROOTS
REALTY GROUP

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10211 125 Avenue
Grande Prairie, Alberta

MLS # A2247372



\$539,900

Division:	Northridge		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,230 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Fridge x2, Stove x2, Dishwasher x2, Washer x2, Dryer x2

Luxury Legal Up/Down Suite in Northridge – Ideal for Homeowners & Investors Welcome to 10211 125 Avenue, a beautifully designed 5-bedroom, 3-bathroom bi-level home in the highly desirable Northridge community of Grande Prairie. Built in 2015, this modern residence offers both style and function, with a legal up/down suite that makes it an exceptional opportunity for homeowners and investors alike. The main level boasts an open-concept design filled with natural light, featuring a spacious living area, a well-appointed kitchen with premium cabinetry, and direct access to a 12x12 deck overlooking the landscaped backyard. With 3 bedrooms and 2 bathrooms on the upper floor, the home provides comfort and convenience for families. The lower-level suite is impressively bright and welcoming, with no basement feel—complete with its own private entrance, quality finishes, and a thoughtfully designed layout. Offering 2 additional bedrooms, 1 bathroom, and a separate laundry area, it is perfect for extended family or as a revenue-generating rental unit. Situated on a corner lot with a large backyard, this home also features a double attached garage with dual openers, providing plenty of parking and storage space. Whether you’re seeking a stylish home with income potential or a secure investment property, this Northridge gem delivers it all. Highlights: 5 Bedrooms | 3 Bathrooms | 1,230+ sq. ft. Legal Up/Down Suite – Separate Utilities & Entrances, Granite counter tops and A/C. Double Attached Garage Bright Lower Suite with Modern Finishes Large Corner Lot | Landscaped Yard | 12x12 Deck Prime Location near schools, shopping, parks & trails Don’t miss this rare opportunity—book your private showing today and experience all that this property has to offer.

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