



GRASSROOTS
REALTY GROUP

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12410 102B Street
Grande Prairie, Alberta

MLS # A2254870



\$469,900

Division:	Northridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,425 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s)		
Inclusions:	fridge, stove, dishwasher, washer, dryer. GDO(2)		

Unbelievable attention to detail in this Royal Eternity built home. Open concept main floor finished with 60% tile, 20% hardwood, and carpet in spare bedrooms. Dark stained custom kitchen cabinets with ceramic tile backsplash, stainless appliances, pot lighting ,and big pantry. Dark hardwood, gas fireplace, and built in entertainment centre in living room. Huge master bedroom above garage with walk in closet and ensuite. Ceramic sinks, one piece toilets with 2 flush modes in all bathrooms. Basement has 9' ceilings, ALL WIRING INSTALLED, high efficiency furnace and hot water tank. Fully finished triple car garage measures 30x24. Close to new hospital and 2 new schools.