



**GRASSROOTS**  
REALTY GROUP

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10207 126 Avenue  
Grande Prairie, Alberta

MLS # A2263750



**\$449,900**

Division:	Northridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,630 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this modern 2-storey home in Northridge, where thoughtful design meets everyday comfort. As you step inside, you're greeted by a bright foyer that sets the tone for the open and inviting layout. A half bath is tucked near the entrance, and the mudroom with built-in bench and extra storage connects seamlessly to the garage while flowing into a walk-through pantry &mdash; a smart design for busy families. The kitchen is a true highlight, showcasing crisp white cabinetry, stainless steel appliances, and a central island with stylish pendant lighting. The open dining area is perfect for family meals, while the living room creates a cozy atmosphere with its feature fireplace and modern tile surround. Large windows fill the space with natural light, and patio doors lead out to the deck. Upstairs, a bright and versatile bonus room is ideal for family nights, and a built-in desk nook adds a convenient spot for homework or a home office. The primary suite is your private retreat with a walk-in closet and ensuite featuring dual sinks and a sleek design. Two additional bedrooms, another full bathroom, and a conveniently placed laundry room complete the upper level. The unfinished basement is full of potential, with 9-foot ceilings and oversized windows that make it feel open and airy. Additional highlights include a tankless hot water system and a garage with soaring 12-foot ceilings, providing ample storage and functionality. This home is move-in ready with immediate possession available. Located in Northridge, a community loved for its schools, shopping, parks, hospital, and Northwestern Polytechnic, this property offers the perfect balance of lifestyle and convenience. If you've been looking for a place that feels like home and offers room to grow, this one's ready for you. Call to book your showing today!

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