



12105 103 Street
Grande Prairie, Alberta

MLS # A2290096



\$299,900

Division:	Northridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	850 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Primary Downstairs, Walk-In Closet(s)		

Inclusions: None

STUNNING FULLY DEVELOPED DUPLEX IN A PRIME NORTHRIDGE LOCATION! This modern, chic bi-level duplex offers exceptional style, comfort, and value. Featuring an open-concept floor plan with 3 bedrooms and 2 full bathrooms. Fresh paint throughout, a new hot water tank, air conditioning. A functional kitchen showcases a central island, stylish laminate flooring, and rich dark cabinetry — perfect for both everyday living and entertaining. The developed basement elevates this home to the next level, offering an XL primary bedroom with a walk-in closet, a spacious and cozy family room, and one of the most impressive bathrooms in the area. The spa-inspired bathroom features a custom tiled walk-in shower with tempered glass, a body jet tower, and high-end vanity and fixtures. Outside, the fully landscaped yard includes an attractive front yard feature and a convenient storage shed, creating a welcoming and practical outdoor space. This home truly screams style, sophistication, and value. Properties with this level of finishing and quality at this price point are rare — don't miss your opportunity!