



GRASSROOTS
REALTY GROUP

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12109 103B Street
Grande Prairie, Alberta

MLS # A2295892



\$459,900

Division:	Northridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,215 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: GDO and control, attached shelving in house and garage, garage heater, AC unit

This charming, fully developed 4-bedroom bilevel is located on a quiet street in Northridge—an ideal place to call home. The bright main floor features vaulted ceilings, white kitchen cabinets, vinyl plank flooring, and a three-sided fireplace. The spacious kitchen offers a pantry, island, and patio doors leading to a double deck and fully fenced, landscaped backyard. The primary bedroom includes a 3-piece ensuite and walk-in closet, with two additional bedrooms and a full bathroom completing the main level. Downstairs, large windows bring in plenty of natural light to the generous family room, with space for a potential 5th bedroom, plus a bedroom, full bathroom, storage, and laundry area. The insulated, drywalled garage includes a heater. Conveniently located near schools, parks, and amenities—this home offers comfort, space, and value!