



12834 106A Street
Grande Prairie, Alberta

MLS # A2295998



\$530,000

Division:	Northridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,650 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, See Rem		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: Security System Equipment , Garage Door Opener, Garage Heater

This original owned home boasts pride of ownership and the definition of immaculate. Grand tiled entry way welcomes you to your new home, with must have entry coat closet. Heading up a few stairs you get to the main level complimented by real true hard wood throughout. Popular open concept between the kitchen,dining and living room. Kitchen has stainless steel appliances, ample cabinet + counter space and TWO PANTRIES. Dining room allows for a table of any shape or size of all occasions. Living room has elegant vaulted ceilings and big living room windows, complimented by gas fireplace. Remainder of main floor is completed with two good sized bedrooms and a full bathroom. Master bedroom oasis is situated above the garage with walk in closet, and 5 piece en-suite with his and her sinks, jetted tub, and separate shower. Basement is partially finished with hallway to laundry room, roughed in plumbing for future full bathroom, utility/storage room, and massive canvas to finished anyway your heart desires whether that is 1-2 more bedrooms and family room. Back yard is west backing, fully fenced with no rear neighbors. Attached double car heated garage is spacious wonderful for parking or storage during our longer winters. Front landscaping is decorative rock + mulch allowing for less lawn maintenance. Book your viewing today as this home will be sure to please.