



GRASSROOTS
REALTY GROUP

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10314 127 Avenue
Grande Prairie, Alberta

MLS # A2142244



\$390,000

Division:	Northridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,610 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Fruit Trees/Shrub(s), Few Trees, Garden, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partially Finished, See Remarks	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, See Remarks		

Inclusions: A/C unit, all shelving attached to walls, window coverings

Desirable 2013 built home in Northridge kitty-corner to a park/playground. This is a 4 level split plan with a 3rd level walk out. You will love the living room with the south facing windows which floods the space with natural light. The kitchen has elegant dark cabinetry, an island, corner pantry, tile flooring, tile backsplash, and stainless steel appliances. Access to the back deck is from the kitchen. The upper level is where you will find the primary suite with dual closets, & full ensuite. This level also has another bedroom and full bathroom. The 3rd level is the family room with gas fireplace and access to the stone patio and backyard. You will also find another bedroom and full bath on this level. The 4th level has the laundry and tons of storage space or could be developed with another bedroom. The backyard is fenced, nicely landscaped with trees and shrubs, plus there is stone patio and firepit area. Many birds make this backyard home. Other features of this home include central air conditioning, finished heated garage, and natural gas line to the back deck for BBQ. Book your viewing of this great home before it's gone.