



**12114 103A Street**  
**Grande Prairie, Alberta**

**MLS # A2145687**



**\$420,000**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Storage, Sump Pump(s)		

**Inclusions:** none

Explore this fully loaded home built in 2007 in the highly desirable Northridge neighborhood on the north end of town. It's conveniently located near two elementary schools, the new hospital, endless shopping, trails, and parks. This two-story design boasts exceptional curb appeal, ample parking, and a well-manicured backyard. The open-concept main level is filled with natural light from large windows, creating an inviting atmosphere. The kitchen is the heart of the home, featuring a fully tiled backsplash, updated appliances, plenty of countertop space, and abundant cupboards for storage. The nearby dining area offers easy access to the deck, and the cozy living room showcases a fireplace with a mantle. Upstairs, the primary bedroom combines comfort and style with a walk-in closet and a 4-piece ensuite. This level also includes two spacious bedrooms and another 4-piece bath. The fully developed basement features high ceilings, large windows, an additional bedroom, a full bathroom, and a laundry room. This beautiful home includes air conditioning and a heated garage. The fully fenced and landscaped yard offers a private retreat. Don't miss out on this stunning property; schedule a viewing today!