



12303 103 Street
Grande Prairie, Alberta

MLS # A2178444



\$309,900

Division:	Northridge		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	894 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Primary Downstairs, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed

3 bed fully developed duplex in Northridge! Crisp, clean bi-level side by side that's move-in ready. The home has central AC to make your summers comfortable. This KCM build features a bright and open main level with vaulted ceilings that showcases the functional kitchen. Handy kitchen island, stainless appliances, pantry, and white cabinets with mosaic backsplash make this kitchen stand out. The dining area is off the kitchen and has access to the attached front deck. The spacious family room finishes off the main level living space. The main floor also has 2 bedrooms, the larger of the 2 boasting a feature wall. These bedrooms share a convenient main level 4 piece bathroom. Downstairs has a large room currently set up as a theater room. This space would make a great rec room, or could be used as a 4th bedroom. The large primary bedroom has reading lights and a walk-in closet with a pocket door to maximize the space. The 4 piece ensuite is bright and beautifully tiled including the full tub surround and ledge. Built in bathroom storage helps maximize the space. Fully fenced yard includes the composite shed and has a gas hookup for a BBQ. The front deck has enclosed storage underneath. Book your viewing today!