



**GRASSROOTS**  
REALTY GROUP

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12410 102B Street  
Grande Prairie, Alberta

MLS # A2196589



**\$460,900**

Division:	Northridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,420 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to this stunning 1,420 sq. ft. modified bi-level home in the sought-after Northridge Neighborhood! This beautifully designed property features a total of 3 bedrooms and 2 Bath, a private master suite with a walk-in closet and ensuite, along with a 3-piece bathroom and 2 Bedrooms on the main floor. The open-concept layout boasts a gorgeous kitchen with dark-stained cabinets, stainless steel appliances, and a pantry, flowing seamlessly into the cozy living room with a gas fireplace and built-in entertainment center. The basement, with its impressive 9' ceilings, is ready for your personal touch, already wired and equipped with high-efficiency systems. A fully finished triple-car garage adds to the home's convenience. Perfectly located near three schools, the new hospital, a shopping mall, and the college, this home is ideal for families and professionals alike. Contact your REALTOR® today to book a viewing!