



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**12810 103A Street**  
**Grande Prairie, Alberta**

**MLS # A2203753**



**\$539,899**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,708 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** FRIDGE STOVE DISHWASHER WASHER DRYER

Step into luxury with this stunning home, perfectly paired with a dreamy HEATED TRIPLE CAR GARAGE, complete with professional-grade epoxy flooring! Nestled in a prime location with no rear neighbors, this property backs onto a vibrant playground and a brand-new, state-of-the-art school, offering both tranquility and convenience. Every inch of this home has been meticulously designed with high-end finishes, featuring gleaming quartz countertops, elegant tile flooring, stylish new blinds, and countless upscale details that elevate its charm. The open-concept layout creates an inviting atmosphere, ideal for hosting guests or enjoying precious family moments. Upon entry, you're welcomed by a spacious and grand foyer, leading seamlessly into the main living space. The gourmet kitchen opens into an expansive, sunlit living room, creating the perfect space for relaxation and gatherings. Step outside onto the breathtaking two-tier deck, surrounded by a fully fenced yard - an entertainer's dream, designed for summer BBQs and outdoor fun. The main level features two generously sized bedrooms and a full bathroom. Upstairs, the private master suite awaits, complete with a walk-in closet and a luxurious 4-piece ensuite, boasting a large corner soaker tub and a separate shower—a spa-like retreat to unwind at the end of the day. The unfinished basement is wired and ready for your vision, whether you dream of creating an extra living space, home gym, entertainment hub, or anything in between—the possibilities are endless! Located in a highly sought-after neighborhood in the north end, this home offers quick access to top amenities, schools, and recreation, making it the perfect blend of style, comfort, and functionality. Don't miss your chance to own this extraordinary home—schedule your showing today and step into your

dream lifestyle!