

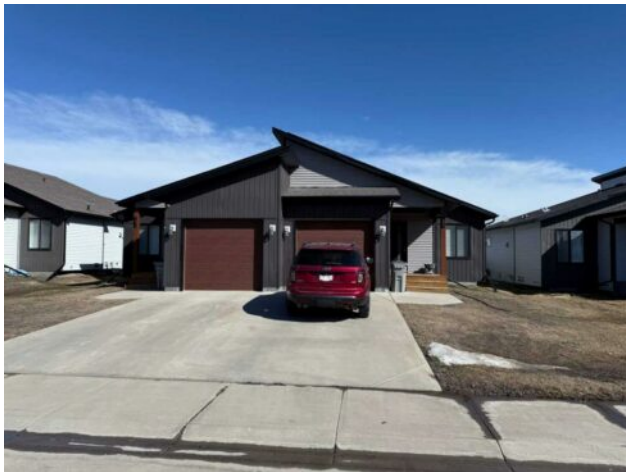


**GRASSROOTS**  
REALTY GROUP

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12609 102A Street  
Grande Prairie, Alberta

MLS # A2209360



**\$344,900**

Division:	Northridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,015 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Controls

Lovely bungalow half duplex offering 2 bedrooms and 2 bathrooms on the main level and a single attached garage. At the front of the home, you'll find the first bedroom, featuring a large window and double door closet. The open concept layout includes a spacious kitchen with white cabinets, stainless appliances, a central island with eating bar, and a pantry. The dining area has room for a buffet/hutch. The large living area has sliding glass door to the deck and fenced back yard. The primary bedroom includes its own 3-piece ensuite. This home showcases modern finishes and durable vinyl plank and tile flooring. The basement is undeveloped and offers potential for an additional bedroom, bathroom, and living area. There's also the option to relocate the laundry upstairs to the front bedroom. Conveniently located near shopping, schools, parks, playgrounds.