



**GRASSROOTS**  
REALTY GROUP

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**12117 103 Street**  
**Grande Prairie, Alberta**

**MLS # A2210944**



**\$300,000**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	850 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Wired for Sound		
<b>Inclusions:</b>	Window coverings, Bar Counter and Stools		

This beautifully maintained, pet and smoke-free home is a true gem in the heart of Northridge. Pride of ownership is evident throughout the entire 3 bedroom, 2 bathroom duplex, offering a bright, open layout and thoughtful finishes from top to bottom. The main floor is flooded with natural light and features a spacious open-concept design with soaring cathedral ceilings in the kitchen, living, and dining area. The modern kitchen boasts sleek white cabinetry, stainless steel appliances, a pantry, and a center island perfect for gathering. Patio doors off the dining room lead to a front deck, ideal for morning coffee or evening relaxation. Also on the main floor are the primary bedroom, a second bedroom, and a stylish 4-piece bathroom. Downstairs, the fully finished basement is a standout with a stunning grey epoxy floor with white veining. It features a large third bedroom, a full bathroom with a walk-in shower, and a generous family room wired for sound. Entertain with ease at the custom-built bar table with stools, complete with a bar sink, bar fridge, fireplace, and oversized windows that let in plenty of light. Storage is abundant with a large dedicated storage room—flexible enough to be converted into an office or fourth bedroom if desired. Located close to schools, parks, walking trails, shopping, and more, this home blends convenience with comfort in a sought-after neighborhood. Don't miss this move-in ready, exceptionally clean home—call your favorite REALTOR® to book a private showing today!