

**12626 103A Street  
Grande Prairie, Alberta**

**MLS # A2249628**



**\$479,900**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Northridge                        |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | 2 Storey                          |               |                   |
| <b>Size:</b>     | 1,703 sq.ft.                      | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 4                                 | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached            |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped |               |                   |

|                    |                                                                                                                                   |                   |    |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                           | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile                                                                                                                      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                                                                                                    | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                   | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s) |                   |    |

**Inclusions:** Fridge, Stove, Rangehood Fan, Microwave, Dishwasher, Washer, Dryer, Blinds, GDO & Remotes, T.V Mounts.

Welcome to this 1,703 sq. ft. two-storey home in the desirable Northridge neighbourhood. Featuring a modern open-concept layout, the main floor has a spacious entryway, living room with gas fire place directly connected to the kitchen & dining area making it perfect for hosting. The kitchen is equipped with all white cabinets, stainless steel appliances, large island overlooking the dining area, and a massive walk-thru pantry to your main floor laundry & 22x24 garage access. Upstairs you'll find 3 spacious bedrooms, including the primary suite with a walk-in closet and a 4-piece ensuite complete with a relaxing soaker tub. A bonus room on the upper level provides the perfect space for family movie nights. The fully developed basement adds a 4th bedroom and additional living area with cozy gas fireplace. The west-facing backyard brings in plenty of natural light and is perfect for evening sunsets. Close to schools, parks, and convenient north end amenities, this home is move-in ready and waiting for its new owners.