

**10309 126 Avenue
Grande Prairie, Alberta**

MLS # A2286526



\$479,000

Division:	Northridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,133 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot		

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

Inclusions: none

Modern Living Meets Everyday Comfort in Northridge Step into this beautifully designed open-concept home where stylish architecture meets practical living. The impressive living room welcomes you with soaring vaulted ceilings and a warm corner natural gas fireplace, creating the perfect space to relax or entertain. Sunlight fills the main living area, showcasing a sleek, modern kitchen finished with crisp tile flooring. **Highlights Include:** Main Floor Convenience: Three generous bedrooms and two full bathrooms, including a private primary suite with its own ensuite. **Entertainer's Basement:** Fully finished lower level offering a spacious recreation room, wet bar, additional bedroom, and full bathroom. **Outdoor Retreat:** Enjoy a beautifully landscaped yard featuring a deck and newly planted trees—perfect for outdoor gatherings or quiet evenings. **Comfort & Convenience:** Stay comfortable year-round with central air conditioning and enjoy a heated double attached garage—ideal for cold winters and extra storage. **Prime Location:** Located just steps from a neighborhood park, ideal for family time, outdoor activities, or daily walks.