

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

MLS # A2249628



\$479,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	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.