

**12410 102B Street
Grande Prairie, Alberta****MLS # A2196589****\$467,900**

Division:	Northridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,420 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot		

Heating: Forced Air, Natural Gas**Water:** -**Floors:** Carpet, Hardwood, Tile**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Full, Unfinished**LLD:** -**Exterior:** Vinyl Siding**Zoning:** RS**Foundation:** Poured Concrete**Utilities:** -**Features:** No Animal Home, No Smoking Home**Inclusions:** None

Welcome to this stunning 1,420 sq. ft. modified bi-level home in the sought-after Northridge Neighborhood! This beautifully designed property features a total of 3 bedrooms and 2 Bath, a private master suite with a walk-in closet and ensuite, along with a 3-piece bathroom and 2 Bedrooms on the main floor. The open-concept layout boasts a gorgeous kitchen with dark-stained cabinets, stainless steel appliances, and a pantry, flowing seamlessly into the cozy living room with a gas fireplace and built-in entertainment center. The basement, with its impressive 9' ceilings, is ready for your personal touch, already wired and equipped with high-efficiency systems. A fully finished triple-car garage adds to the home's convenience. Perfectly located near three schools, the new hospital, a shopping mall, and the college, this home is ideal for families and professionals alike. Contact your REALTOR® today to book a viewing!