

**12218 103B Street
Grande Prairie, Alberta**

MLS # A2204140



\$440,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Northridge | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,123 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, RV Access/Parking | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Landscaped | | |

Heating: Forced Air, Natural Gas

Water: -

Floors: Hardwood, Laminate, Linoleum, Tile

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Stone, Vinyl Siding

Zoning: RS

Foundation: Poured Concrete

Utilities: -

Features: Central Vacuum, No Smoking Home

Inclusions: fridge, stove, dishwasher, built in microwave, all existing window coverings, garage door opener and control, washer, dryer, shed, 2 raised garden beds, build in vacuum & attachments

This beautifully maintained home is move-in ready , Pride of ownership.! The bright front living room features gorgeous hardwood floors and large windows for plenty of natural light. The open-concept kitchen and dining area offer ample cabinetry, a raised eating bar, and direct access to a spacious two-tiered deck—perfect for entertaining and relaxing. Upstairs, you'll find three bedrooms, including a primary suite with a private ensuite, plus a full main bath. The impressive basement features a stylish coffered ceiling, a cozy fireplace, a large family room with a dart board area, a fourth bedroom, and a spa-like 3-piece bathroom. The nicely landscaped yard includes mature trees, raised garden boxes, and storage under the deck. A double garage and extra gravel pad provide plenty of parking, including space for an RV This home is an absolute must-see. Call today to make it yours!