

**10334 123 Avenue
Grande Prairie, Alberta****MLS # A2210858****\$465,900**

Division:	Northridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,235 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, RV Access/Pa		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	35-71-6-W6
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Suspended Ceiling, Walk-In Closet(s)		
Inclusions:	Draperies & Rods		

Welcome to this beautifully maintained 5-bedroom, 3-bathroom bi-level in the desirable Northridge neighborhood. Offering 1,235 sq ft of comfortable living space, this home is ideally located just minutes from the Roy Bickel School, the nearby playground/park and all the amenities you need for everyday convenience. Inside, you'll immediately notice the vaulted ceilings that enhance the openness of the kitchen and living area, creating a bright and spacious feel throughout the main floor. The home boasts a modern, fresh ambiance, with pride of ownership evident in every detail. Gorgeous hardwood floors run through the living room, hallway, and primary bedroom, adding warmth and elegance. The fully renovated kitchen is a standout, designed with function and style in mind. It features an abundance of two-tone cabinetry, a fully tiled backsplash, high-end stainless appliances, a large built-in pantry complete with spice rack, a large centre island with bar seating, and convenient access to the rear deck with a gas line in place for your BBQ. Natural and recessed lighting—plus under-cabinet and island lighting—ensure this space is always bright and inviting. The nearby dining area is perfect for family meals or entertaining. The main level also features a den/bedroom with a custom wrap-around built-in desk, another spacious bedroom, and a full 4-piece bathroom. The primary suite is a peaceful retreat with a walk-in closet and a beautifully updated 3-piece ensuite featuring a fully tiled rain shower. Downstairs, the fully finished basement offers even more living space with a cozy family room, two generously sized bedrooms, 3 pc bath and a laundry/utility room with built-in shelving for extra storage. A T-bar ceiling provides easy access to utilities, and classic white wainscoting adds a touch of charm and character. The dbl attached heated garage is wired,

insulated and boarded with 12-foot ceilings and built-in shelving, offering plenty of space for vehicles, tools, and storage. NOTABLE UPGRADES over the past three years include the kitchen renovation including new windows, updated bathrooms, new front and deck doors and deck screen door, updated blinds, as well as new appliances, hot water tank, garage unit heater and A/C unit. Step outside to a fully fenced and landscaped yard with a large deck complete with privacy walls and enclosed storage underneath. Also Iso a 10x10 shed and a handy 220-volt exterior outlet. This home is TURN-KEY and truly combines style, functionality, and location. All that's left is for you to move in and enjoy!