



780-978-7253  
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12409 103B Street  
Grande Prairie, Alberta

MLS # A2224967



\$549,900

Division:	Northridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,825 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

**Inclusions:** Massive TV located in Bonus Room, yes, that is a flat screen TV!

Beautifully maintained two-story 5-bedroom home located in the desirable Northridge area, just minutes from top-rated schools. This fully developed property offers three spacious living areas—perfect for family gatherings, entertaining, or creating a home theater or games room. The upgraded kitchen is a standout feature, boasting modern appliances, ample cabinetry, stylish finishes, and a large island ideal for meal prep and casual dining. Upstairs includes a bright bonus room that set up with a massive theater styled flat screen TV, also included! You will find 3 of your 5 bedrooms upstairs with a master bedroom featuring a walk-in closet and ensuite! The expansive backyard is ideal for outdoor living, with plenty of space for kids, pets, and entertaining—plus convenient RV parking. Recent updates include a brand-new roof, offering both style and peace of mind. A perfect blend of comfort, functionality, and location!