

**12034 102b**  
**Grande Prairie, Alberta**

**MLS # A2124895**



**\$234,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	731 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Pantry, Vaulted Ceiling(s)		

**Inclusions:** NONE

A welcoming opportunity for Investors or first time buyers this 3-Bedroom, PLUS OFFICE, duplex Located in North ridge strategically close to schools, shopping and city amenities, everything you could need is within a 10 minute WALK. This home shines bright being the south half of the structure, it gets ALL the sun. A secure wood fence in front with the open feel of chain-link along back parallel a giant green space to west. Stepping in through the front door your welcomed by a spacious front landing with a good sized closet. Moving up inside you will be greeted by the bright, wide open main level boasting a Vaulted ceiling spanning over the dinning area, living room and kitchen combo room. A Large Island between the dinning-room and Kitchen that includes a breakfast bar and is plumbed with the Kitchen sink and Dishwasher. The back entry and adjacent, conveniently located 2 piece bathroom has just had the linoleum replaced April 17th and NEWLY SHINGLED roof in January of this year as well. The extra room upstairs has been used as a nursery, plant/green room, play room, small gym and of course, an office. There are 3 bedrooms with large windows downstairs, as well as a 4 piece bathroom, under stairs storage and furnace room. The laundry room is down stairs as well, close to bedrooms. Don't miss out, call your REALTOR today.