

**12410 102B Street**  
**Grande Prairie, Alberta**

**MLS # A2180752**



**\$467,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Northridge             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | Modified Bi-Level      |               |                  |
| <b>Size:</b>     | 1,420 sq.ft.           | <b>Age:</b>   | 2015 (9 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.12 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |                                 |                   |    |
|--------------------|---------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile          | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished                | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                    | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |    |

**Inclusions:** N/A

Welcome to this stunning 1,420 sq. ft. Modified bi-level home in the sought-after Northridge neighborhood! With its open-concept design, this property features 2 bedrooms and a 3-piece bathroom on the main floor, a gorgeous kitchen with dark-stained cabinets, stainless steel appliances, and a pantry. The cozy living room, complete with a gas fireplace and built-in entertainment center, is perfect for relaxing evenings. The private master suite above the garage includes a walk-in closet and ensuite. The basement boasts 9' ceilings and is ready for your personal touch, with wiring already installed and high-efficiency systems in place. A fully finished triple-car garage adds to the home's convenience. Situated near three schools, the new hospital, shopping mall, and college, this home is perfect for families and professionals alike. Contact your REALTOR&reg; today to book a viewing!