



**10203 124A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2199271**



**\$495,000**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,543 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Garden, Landscaped, Lawn, No Neighbours Behind,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Shed

Discover this beautifully maintained, fully developed home, built in 2016, and nestled in the sought-after North Ridge neighborhood on the city's north end. Ideally situated near schools, shopping, walking trails, and many parks, this home offers both convenience and charm. With exceptional curb appeal, ample parking, and an oversized heated garage, this two-story gem welcomes you with warmth and style. The open-concept main floor is bathed in natural light from large windows, creating a bright and inviting atmosphere. At the heart of the home, the kitchen features a fully tiled backsplash, generous counter space, and abundant cabinetry for all your storage needs. The adjacent dining area offers easy access to the front deck—perfect for morning coffee—while the cozy, south-facing living room boasts a fireplace, adding both comfort and elegance. A convenient main-floor laundry room and a half-bath complete this level. Upstairs, the spacious primary suite impresses with built-in bookshelves, a walk-in closet, and a private 3-piece ensuite. This level also includes two additional well-sized bedrooms and a stylish full bathroom. The fully developed basement extends the living space with an additional bedroom, a full bathroom, and a large family room—perfect for entertaining and home office space. Step outside to the large beautifully landscaped, fully fenced backyard, where you'll find a spacious deck, raised garden beds, vibrant perennial flowers and lilies, and a charming fire pit area—ideal for summer evenings with family and friends. Showcasing true pride of ownership, this home is a rare find. Don't miss your chance—schedule a viewing today!