

**12009 102A Street**  
**Grande Prairie, Alberta**

**MLS # A2205023**



**\$234,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	730 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	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>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Bright and clean Half-Duplex in Northridge! This well-designed home offers a spacious and functional layout. The open-concept main floor features a large kitchen with an island, corner pantry, and plenty of counter space. Two piece bathroom and a convenient office space off the kitchen add to the home's practicality. The fully finished basement includes three bedrooms, a full bathroom, and a laundry area. Stylish and durable vinyl plank flooring throughout, enhancing the modern and low-maintenance appeal. Large, fenced, and landscaped backyard. Conveniently located near schools and shopping, this home is ideal for families or someone looking for an investment opportunity! Book your showing today!