

**12902 102A Street**  
**Grande Prairie, Alberta**

**MLS # A2166608**



**\$584,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Cleared		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Tile, Vinyl

**Sewer:** Sewer

**Roof:** Fiberglass

**Condo Fee:** -

**Basement:** Full, Suite

**LLD:** -

**Exterior:** Stone, Vinyl Siding

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Pantry

**Inclusions:** 12 SS Samsung Appliances, Deck

SAMPLE PHOTOS. INTRODUCING THE INVESTOR CROSSTOWN WITH GARAGES! REVENUE ALERT!! LEGAL UP/DOWN SUITED UNIT WITH AWESOME LOCATION IN NORTHRIDGE! THIS HARKER HOMES INVESTOR - JOB# 275, is a Legal suite that combines Harker's Famous Finishing, attention to detail and exceptional quality in a detached home that creates excellent return on investment.&nbsp; The upper Unit is 1203 Sqft and features 3 bedrooms and 2 full baths. The Lower unit is 1257 sqft and has 2 bedrooms and 1 full bath. Each unit comes with 6 appliances, so all you need to do is move in and start collecting rent. The upper unit comes with a deck.