

**12206 103B Street  
Grande Prairie, Alberta**

**MLS # A2201845**



**\$449,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,411 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Dog Run Fenced In, Few Trees, Front Yard, Fruit Trees/Shrub(s), La		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows		
<b>Inclusions:</b>	Fridge, stove, microwave hood fan, dishwasher, washer/dryer, blinds		

Welcome to this stunning 4-bedroom, 2-bathroom home in the highly sought-after Northridge neighbourhood! Thoughtfully designed with fresh paint, new vinyl plank flooring throughout, central AC, and a cozy fireplace on the main floor- this home is move-in ready. The open-concept main level features a stylish kitchen with stainless steel appliances, an island, and plenty of counter space, making it perfect for entertaining. Two spacious bedrooms are on the main level, while the primary suite is privately located upstairs, boasting a large 5-piece ensuite and a walk-in closet. Downstairs, the finished basement includes a theatre room and an additional finished bedroom, with the potential to complete a 5th bedroom and 3rd bathroom. This space is perfect for extra storage or can easily be transformed into a home gym or office. Outside, you'll find a beautifully landscaped backyard with two tier deck, complete with under-deck storage and backing onto an easement for added privacy. There is a charming front porch and excellent curb appeal make a great first impression. Located in a family-friendly neighbourhood, this home is just minutes from schools, parks, and all essential amenities. Home has a new high-efficiency furnace. Duct and carpet cleaning completed March 2025; ready for a fresh start. This home truly has it all—schedule your showing today!