



**GRASSROOTS**  
REALTY GROUP

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**12106 103B Street**  
**Grande Prairie, Alberta**

**MLS # A2213548**



**\$438,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,353 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYVER, ALL WINDOW COVERINGS

Welcome to this stunning Blackrock-built bi-level in desirable Northridge, showcasing gorgeous décor and thoughtful design throughout. This home offers 3 bedrooms and 2 full bathrooms with a HEATED garage, including a spacious primary suite with a large ensuite. Soaring 12-foot ceilings in the living room create an open and airy feel, while the 9-foot ceilings in the basement add to the sense of space and comfort. Basement is currently partially developed to have an additional 2 bedrooms bathroom and rec room. Backing onto peaceful greenspace you really can enjoy this backyard with the 2 tiered deck, this home offers both style and serenity in a fantastic location!