



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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 ASSOCIATE

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12303 103 Street  
 Grande Prairie, Alberta

MLS # A2178444



**\$309,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	894 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<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, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Primary Downstairs, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Shed

3 bed fully developed duplex in Northridge! Crisp, clean bi-level side by side that's move-in ready. The home has central AC to make your summers comfortable. This KCM build features a bright and open main level with vaulted ceilings that showcases the functional kitchen. Handy kitchen island, stainless appliances, pantry, and white cabinets with mosaic backsplash make this kitchen stand out. The dining area is off the kitchen and has access to the attached front deck. The spacious family room finishes off the main level living space. The main floor also has 2 bedrooms, the larger of the 2 boasting a feature wall. These bedrooms share a convenient main level 4 piece bathroom. Downstairs has a large room currently set up as a theater room. This space would make a great rec room, or could be used as a 4th bedroom. The large primary bedroom has reading lights and a walk-in closet with a pocket door to maximize the space. The 4 piece ensuite is bright and beautifully tiled including the full tub surround and ledge. Built in bathroom storage helps maximize the space. Fully fenced yard includes the composite shed and has a gas hookup for a BBQ. The front deck has enclosed storage underneath. Book your viewing today!