



12617 102A Street  
Grande Prairie, Alberta

MLS # A2182858



**\$339,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

Great BUNGALOW 1/2 duplex featuring 2 bedrooms and 2 bathrooms on the main floor with a single attached garage. The first bedroom can be found at the front of the home featuring a large window and closet with double doors. Heading into the open concept floor plan is a spacious kitchen, dining, and living area. The kitchen has light grey cabinetry, stainless steel appliances, a pantry, and a central island with eating bar. The living area has patio doors leading to a deck and fully fenced and landscaped back yard. The primary bedroom complete with its own 3pc ensuite bathroom. This home shows nicely with modern finishes and vinyl plank flooring. The basement is undeveloped and could easily accommodate another bedroom, bathroom and living space. Laundry could also be moved upstairs to the front bedroom closet! Convenient location close to shopping, schools, parks/playgrounds, the new hospital and Northwestern Polytechnic!