



12218 103B Street
Grande Prairie, Alberta

MLS # A2204140



\$440,000

Division:	Northridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,123 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home		

Inclusions: fridge, stove, dishwasher, built in microwave, all existing window coverings, garage door opener and control, washer, dryer, shed, 2 raised garden beds, build in vacuum & attachments

This beautifully maintained home is move-in ready , Pride of ownership.! The bright front living room features gorgeous hardwood floors and large windows for plenty of natural light. The open-concept kitchen and dining area offer ample cabinetry, a raised eating bar, and direct access to a spacious two-tiered deck—perfect for entertaining and relaxing. Upstairs, you'll find three bedrooms, including a primary suite with a private ensuite, plus a full main bath. The impressive basement features a stylish coffered ceiling, a cozy fireplace, a large family room with a dart board area, a fourth bedroom, and a spa-like 3-piece bathroom. The nicely landscaped yard includes mature trees, raised garden boxes, and storage under the deck. A double garage and extra gravel pad provide plenty of parking, including space for an RV This home is an absolute must-see. Call today to make it yours!