

**12409 103B Street**  
**Grande Prairie, Alberta**

**MLS # A2224967**



**\$549,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,825 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Massive TV located in Bonus Room, yes, that is a flat screen TV!

Beautifully maintained two-story 5-bedroom home located in the desirable Northridge area, just minutes from top-rated schools. This fully developed property offers three spacious living areas—perfect for family gatherings, entertaining, or creating a home theater or games room. The upgraded kitchen is a standout feature, boasting modern appliances, ample cabinetry, stylish finishes, and a large island ideal for meal prep and casual dining. Upstairs includes a bright bonus room that set up with a massive theater styled flat screen TV, also included! You will find 3 of your 5 bedrooms upstairs with a master bedroom featuring a walk-in closet and ensuite! The expansive backyard is ideal for outdoor living, with plenty of space for kids, pets, and entertaining—plus convenient RV parking. Recent updates include a brand-new roof, offering both style and peace of mind. A perfect blend of comfort, functionality, and location!