



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**10207 126 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2238666**



**\$454,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,687 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<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, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** window coverings, garage door opener and remotes

Welcome to this modern and thoughtfully designed two-storey home located in the heart of Northridge, one of Grande Prairie's most family-friendly and conveniently located neighbourhoods. Just minutes from shopping, various schools, and parks, this home offers the perfect blend of style and function for today's busy families. Step inside and you're greeted by a wide, welcoming entryway that flows effortlessly into a bright and spacious main floor. A convenient half bath is tucked near the front, while a family-friendly boot room off the garage provides built-in seating and a second closet to keep everything organized. From there, access the luxurious walk-through pantry with solid shelving that connects directly to the beautifully finished kitchen. With stainless steel appliances, modern light fixtures, subway tile backsplash, a generous island and a peekaboo fridge, the kitchen is both practical and trendy. Large south-facing windows flood the whole living space with natural light, and the soft neutral palette is perfectly complemented by warm wood accents, including a stylish fireplace that anchors the living room. Step directly onto the back deck from the dining area and imagine creating your own backyard oasis in the partially fenced yard. Upstairs, a bright and airy bonus room welcomes you - ideal for family movie nights or a cozy play area. A built-in desk nook offers the perfect spot for homework or a home office. The laundry room is conveniently located on this level as well, adding to the family-friendly functionality of the home. The primary suite is a true retreat, featuring a generous walk-in closet with its own window and a spacious ensuite with double vanities and a tub/shower combo. Two additional bedrooms, each with great closet space, and another full bathroom complete the upper level. Downstairs, the unfinished

basement offers high 9-foot ceilings and large above-ground windows, making it feel bright and open - ready for future development to suit your needs. Additional features include a tankless hot water heater and a garage with 12 foot ceilings, fully finished with drywall and plumbed for a heater. This home is a perfect blend of clean modern design and cozy livability. Immediate possession is available on this gem!! Don't miss the opportunity to make it yours!