

12701 102A Street  
Grande Prairie, Alberta

MLS # A2186616



**\$349,900**

<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>	3	<b>Baths:</b>	3
<b>Garage:</b>	Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	City Lot, Interior Lot, Landscaped		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Tile, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** -

**Exterior:** Stone, Vinyl Siding

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan, Pantry, See Remarks

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

This Northridge half duplex is LIKE NEW! The bungalow floor plan is a KCM construction 'The Prescott', featuring 2 bedrooms, 2 bathrooms on the main floor. Walk into the open concept with a stylish kitchen complete with a pantry, kitchen island and eating bar. The spacious living area has large patio doors with access to the backyard and deck. The primary bedroom boasts a 3pc ensuite and walk-in closet. Another decent sized bedroom and full bathroom finish off the main floor. Heading down to the partially developed basement is a third bedroom, a 3pc bathroom as well as laundry. You have plenty of storage space and room to add another bedroom or office/den. Park in the single attached heated garage and not worry about brushing off the snow again! This home is fully fenced and landscaped, plus your deck has walls on either side for added privacy. Book your private showing today!