

**10213 127 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2156167**



**\$489,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Northridge             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | Bi-Level               |               |                  |
| <b>Size:</b>     | 1,431 sq.ft.           | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.13 Acre              |               |                  |
| <b>Lot Feat:</b> | Cleared                |               |                  |

|                    |                         |                   |       |
|--------------------|-------------------------|-------------------|-------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Tile, Vinyl Plank       | <b>Sewer:</b>     | Sewer |
| <b>Roof:</b>       | Fiberglass              | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | Full, Unfinished        | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Stone, Vinyl Siding     | <b>Zoning:</b>    | RG    |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Pantry                  |                   |       |

**Inclusions:** RPR, 10 Year Alberta New Home Warranty

**READY FOR IMMEDIATE POSSESSION!** Harker Job 269: Introducing the Stunning Crosstown Modified Bi-Level with Double Garage! Welcome to your dream home at Harker Job 269! This all-new Crosstown Modified Bi-Level offers an exquisite blend of style, comfort, and modern amenities. Key Features: **Spacious Living:** With 1,431 square feet of meticulously designed living space, you'll enjoy an open and airy environment accentuated by towering vaulted ceilings. **Luxury Vinyl Floors:** Experience the perfect combination of elegance and durability with luxury vinyl flooring throughout the main living areas. **Bedrooms & Baths:** This home features 3 generously sized bedrooms and 2 beautifully appointed bathrooms, ideal for families of all sizes. **Electric Fireplace:** Cozy up in the living room with a stylish electric fireplace that adds both warmth and ambiance. **Gourmet Kitchen:** The heart of this home boasts stunning quartz countertops, providing ample space for meal preparation and entertaining. **Prime Location:** Situated in a fantastic location close to three schools, this home offers convenience and ease for families with school-aged children. **Additional Highlights:** **Double Garage:** Enjoy the convenience of a double garage, perfect for keeping your vehicles safe and secure. **Affordable Luxury:** All these incredible features are available for under \$500,000, making this a fantastic opportunity for discerning buyers. Don't miss out on this incredible home! Contact us today to schedule a viewing and make Harker Job 269 your new address.