

**12405 103B Street**  
**Grande Prairie, Alberta**

**MLS # A2191522**



**\$489,000**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,390 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home		

**Inclusions:** Refrigerator x 2, Stove x 2, Dishwasher x 2, Washer, Dryer, Microwave Range Hood, x 2, All Light Fixtures, GDO(no controls), Garage Heater, Window Coverings, 2 bedroom TV's, Shelving in Garage, Greenhouse, APP CONTROLLED SMART HOME Lights, Locks, switches, doorbell, security camera, Front door secure parcel drop bin.

This modern and versatile modified bilevel home, built in 2013, offers both comfort and investment potential, featuring a Non-Confirming suite with a separate entrance for added flexibility. Thoughtfully updated, the upper level boasts brand-new flooring and fresh paint, enhancing its bright and spacious feel. The vaulted ceilings create an airy ambiance, while the three well-sized bedrooms provide ample living space—including a primary suite with a walk-in closet and a luxurious 4-piece ensuite with a jet tub. The kitchen is a dream for any home cook, offering generous cabinetry, plenty of counter space, and a convenient pantry. Meanwhile, the lower-level suite has been modernized with sleek new cabinets, countertops, and appliances, creating a comfortable space with a cozy living area and a well-lit bedroom. Outside, the fully fenced yard is beautifully landscaped and includes a greenhouse, perfect for gardening enthusiasts. A 22' x 24' finished and heated garage adds extra convenience. With Roy Bickell school grounds just across the street and all essential amenities nearby, this move-in-ready home is an excellent opportunity for families or investors alike!