

12609 102A Street  
Grande Prairie, Alberta

MLS # A2209360



## \$344,900

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<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	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks		

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

Lovely bungalow half duplex offering 2 bedrooms and 2 bathrooms on the main level and a single attached garage. At the front of the home, you'll find the first bedroom, featuring a large window and double door closet. The open concept layout includes a spacious kitchen with white cabinets, stainless appliances, a central island with eating bar, and a pantry. The dining area has room for a buffet/hutch. The large living area has sliding glass door to the deck and fenced back yard. The primary bedroom includes its own 3-piece ensuite. This home showcases modern finishes and durable vinyl plank and tile flooring. The basement is undeveloped and offers potential for an additional bedroom, bathroom, and living area. There's also the option to relocate the laundry upstairs to the front bedroom. Conveniently located near shopping, schools, parks, playgrounds.