

**12014 103B Street
Grande Prairie, Alberta**

MLS # A2176566



\$455,000

Division:	Northridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,454 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: Garage heater

Beautifully maintained home with stylish upgrades throughout! Upon entering, you'll notice the modern shiplap feature walls that add character and warmth. The main level boasts an updated kitchen with quartz countertops, white cabinetry, a tiled backsplash, and stainless steel appliances, seamlessly flowing into the open-concept living room and spacious dining area. This floor also includes convenient main floor laundry and a half bath. Upstairs, there are three generously sized bedrooms with ample storage, including a master suite with a walk-in closet and a luxurious four-piece ensuite. The fully developed basement offers a one-bedroom, one-bath in-law suite, complete with a full kitchen, its own laundry, and a separate entrance. Additional highlights include a heated garage, a fully fenced and landscaped backyard with an easement, and close proximity to shopping, schools, and scenic walking trails.