

# \$300,000 - 12117 103 Street, Grande Prairie

MLS® #A2210944

## \$300,000

3 Bedroom, 2.00 Bathroom, 850 sqft

Residential on 0.08 Acres

Northridge., Grande Prairie, Alberta

This beautifully maintained, pet and smoke-free home is a true gem in the heart of Northridge. Pride of ownership is evident throughout the entire 3 bedroom, 2 bathroom duplex, offering a bright, open layout and thoughtful finishes from top to bottom.

The main floor is flooded with natural light and features a spacious open-concept design with soaring cathedral ceilings in the kitchen, living, and dining area. The modern kitchen boasts sleek white cabinetry, stainless steel appliances, a pantry, and a center island perfect for gathering. Patio doors off the dining room lead to a front deck, ideal for morning coffee or evening relaxation. Also on the main floor are the primary bedroom, a second bedroom, and a stylish 4-piece bathroom.

Downstairs, the fully finished basement is a standout with a stunning grey epoxy floor with white veining. It features a large third bedroom, a full bathroom with a walk-in shower, and a generous family room wired for sound. Entertain with ease at the custom-built bar table with stools, complete with a bar sink, bar fridge, fireplace, and oversized windows that let in plenty of light.

Storage is abundant with a large dedicated storage room—flexible enough to be converted into an office or fourth bedroom if desired.



Located close to schools, parks, walking trails, shopping, and more, this home blends convenience with comfort in a sought-after neighborhood.

Don't miss this move-in ready, exceptionally clean home—call your favorite REALTOR® to book a private showing today!

Built in 2011

### Essential Information

MLS® #	A2210944
Price	\$300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	850
Acres	0.08
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Up/Down
Status	Active

### Community Information

Address	12117 103 Street
Subdivision	Northridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2L4

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Wired for
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	Sound
Appliances	Bar Fridge, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	5
Zoning	RS

## Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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