

**10201 124 A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2316981**



**\$535,000**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,569 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.29 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Pie		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** T.V Mounts / Garage door opener and controls.

This modified bi-level in Northridge sits on a massive 12,746 sq. ft. lot, offering an impressive amount of outdoor space that's hard to find in city living. The beautifully landscaped backyard features a stunning two-tiered deck and a charming stone fire pit area, making it perfect for entertaining or relaxing with family and friends. Inside, you'll find a spacious front living room complete with a cozy gas fireplace. The dining area provides direct access to the backyard and flows into the impressive galley style kitchen, offering excellent functionality and workspace. The main floor also includes two large bedrooms and a full bathroom. Located above the garage, the huge primary suite serves as a private retreat, featuring a walk-in closet, a luxurious soaker tub, and an ensuite with a walk-in shower and double vanity. The fully developed basement offers a massive family room, an additional large bedroom, a full bathroom, plus laundry and storage space. The heated garage is perfect for storing your toys, vehicles, or everyday driver year round. This home is vacant and available for quick possession. A must see property with space, comfort, and a fantastic location!