

**10334 123 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2322092**



**\$496,000**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,235 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** N/A

AMAZING FULLY DEVELOPED HOME LOCATED IN NORTHRIDE!!! This home features 5 bedrooms and 3 bathrooms. Home has many upgrades and features!!! The kitchen has dark-stained cabinets with a white island, tile floors, pot lighting, stainless steel appliances, a pantry with a built-in spice rack, and a dining area. The living room has hardwood floors. The Primary suite also has hardwood floors, walk-in closet, and an ensuite. Bedrooms 2 /3 and a full bathroom complete the main floor. You will enjoy the gorgeous family room with wainscotting, pot lighting, vinyl plank floors, bedroom 4/5 (with upgraded carpet), 3 piece bathroom with a double tiled shower, and a laundry room with sink and tons of storage. This home has AC to keep you cool in the summer. There is a double attached heated garage has 220 volt exterior outlet. The backyard is fully fenced, landscaped, and a good-size deck with storage underneath. Book your showing today!!!