

**12626 103B Street**  
**Grande Prairie, Alberta**

**MLS # A2238541**



**\$364,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,070 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Stylish & Accessible Semi-Detached Bungalow in Northridge! Immediate Possession Available! This beautiful home offers the perfect blend of comfort, convenience, and modern design—with wheelchair accessibility throughout. Step inside to an open-concept layout featuring a stunning kitchen with espresso cabinetry, eat-up bar, and elegant 9’ coffered ceilings. The spacious living room includes a cozy gas fireplace, ideal for relaxing or entertaining. The primary bedroom is filled with natural light thanks to its large west-facing window and includes a full ensuite with a tub. A second bedroom and full bathroom, along with main floor laundry, make daily living seamless. Both bedrooms feature brand-new carpet for a fresh, comfortable feel. The unfinished basement is ready for future development to suit your needs. Outside, enjoy the privacy of no rear neighbours, a nice deck, and an upgraded exterior with Hardie board siding, stone accents, and a charming covered porch. The 12’x26’ finished and heated garage offers plenty of storage and parking. This is low-maintenance, single-level living at its finest—don’t miss it!