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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               |                   |    |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | 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!