

10309 126 Avenue  
Grande Prairie, Alberta

MLS # A2286526



**\$479,000**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,133 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot		

<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** none

**Modern Living Meets Everyday Comfort in Northridge** Step into this beautifully designed open-concept home where stylish architecture meets practical living. The impressive living room welcomes you with soaring vaulted ceilings and a warm corner natural gas fireplace, creating the perfect space to relax or entertain. Sunlight fills the main living area, showcasing a sleek, modern kitchen finished with crisp tile flooring. **Highlights Include:** **Main Floor Convenience:** Three generous bedrooms and two full bathrooms, including a private primary suite with its own ensuite. **Entertainer's Basement:** Fully finished lower level offering a spacious recreation room, wet bar, additional bedroom, and full bathroom. **Outdoor Retreat:** Enjoy a beautifully landscaped yard featuring a deck and newly planted trees—perfect for outdoor gatherings or quiet evenings. **Comfort & Convenience:** Stay comfortable year-round with central air conditioning and enjoy a heated double attached garage—ideal for cold winters and extra storage. **Prime Location:** Located just steps from a neighborhood park, ideal for family time, outdoor activities, or daily walks.