

**12414 102B Street**  
**Grande Prairie, Alberta**

**MLS # A2211779**



**\$524,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,582 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	Jetted Tub, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** Water softener and decolonization system

Welcome to this beautifully upgraded custom Danbury floor plan built by KCM, located in the desirable Northridge neighborhood. This modern two-storey home offers ample parking, including the potential for rare RV parking—hard to find in this area. Inside, you'll find a bright, open-concept living space featuring stylish upgraded lighting, chrome hardware, and contemporary fixtures. The kitchen is well-appointed with stainless steel appliances, white quartz countertops, and a spacious dining area that opens onto the deck and a large, west-facing fenced backyard—perfect for enjoying evening sun. The living room showcases a striking white linear stone fireplace, creating a cozy yet elegant atmosphere. The main floor also includes convenient laundry with direct access to the attached garage. Upstairs, the large primary suite features a walk-in closet and a luxurious four-piece ensuite with double vanities. Two additional bedrooms and a full bathroom complete the upper level. All bedrooms are equipped with blackout blinds for comfort and privacy. All bathrooms in the house have quartz countertops and tile backsplash. The fully developed basement includes a fourth bedroom, an additional bathroom, and a spacious entertainment area—ideal for movie nights or family gatherings. It's been upgraded with spray foam and Rockwool insulation for enhanced warmth and soundproofing. Additional upgrades include a water softener and dechlorination system. This property is packed with thoughtful features and high-end finishes that are sure to impress. Don't miss your chance to call it home—book your showing today!