

**12513 102A Street**  
**Grande Prairie, Alberta**
**MLS # A2231202**

**\$509,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,191 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Separate Entrance		

**Inclusions:** N/A

This 2015 built Studio Homes built "CAIRO" is the perfect income generator! Space is never compromised with 3 spacious bedrooms on the main level, plus a full bathroom + full ensuite and walk-in closet off of the primary. The kitchen is equipped with all stainless steel appliances, granite countertops and an island for added counter space. Head downstairs to the legal suite where there are 2 bedrooms, and 2 bathrooms! A full 4-pc + a 2-pc ensuite. Downstairs kitchen also has all stainless steel appliances. Ample storage, lots of natural light, this suite is the perfect income generator, mortgage helper or even in-law suite. Parking is no problem with the double car attached garage, that could be split between the upper and lower level occupants. Backyard is fenced and landscaped with finished deck, and fire pit perfect for cozy summer nights, AND no rear neighbours! natural gas hookups to the back deck for summer barbecues, and in the garage ready for heater to be installed! Don't miss out on this opportunity, contact a realtor today to view.