

**12730 103B Street  
Grande Prairie, Alberta**

**MLS # A1186816**

**\$369,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,354 sq.ft.	<b>Age:</b>	2022 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	City Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** Garage Door Opener & Control

KCM Construction - The Heathrow is a 1354 sqft two storey duplex with single attached garage featuring 3 bedrooms, 2.5 baths, large open kitchen with pantry and island with eating bar. Enjoy vinyl plank and tile floors, tile kitchen backsplash and modern finishes inside and out. Convenient location close to shopping, schools, parks/playgrounds, the new hospital and GPRC!