

**10213 127 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2156167**



**\$489,900**

<b>Division:</b>	Northridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,431 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Cleared		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** RPR, 10 Year Alberta New Home Warranty

**READY FOR IMMEDIATE POSSESSION!** Harker Job 269: Introducing the Stunning Crosstown Modified Bi-Level with Double Garage! Welcome to your dream home at Harker Job 269! This all-new Crosstown Modified Bi-Level offers an exquisite blend of style, comfort, and modern amenities. **Key Features:** **Spacious Living:** With 1,431 square feet of meticulously designed living space, you'll enjoy an open and airy environment accentuated by towering vaulted ceilings. **Luxury Vinyl Floors:** Experience the perfect combination of elegance and durability with luxury vinyl flooring throughout the main living areas. **Bedrooms & Baths:** This home features 3 generously sized bedrooms and 2 beautifully appointed bathrooms, ideal for families of all sizes. **Electric Fireplace:** Cozy up in the living room with a stylish electric fireplace that adds both warmth and ambiance. **Gourmet Kitchen:** The heart of this home boasts stunning quartz countertops, providing ample space for meal preparation and entertaining. **Prime Location:** Situated in a fantastic location close to three schools, this home offers convenience and ease for families with school-aged children. **Additional Highlights:** **Double Garage:** Enjoy the convenience of a double garage, perfect for keeping your vehicles safe and secure. **Affordable Luxury:** All these incredible features are available for under \$500,000, making this a fantastic opportunity for discerning buyers. Don't miss out on this incredible home! Contact us today to schedule a viewing and make Harker Job 269 your new address.