

# \$274,900 - 10233 120a Avenue, Grande Prairie

MLS® #A2259979

**\$274,900**

3 Bedroom, 2.00 Bathroom, 706 sqft  
Residential on 0.08 Acres

Northridge., Grande Prairie, Alberta

Move-in ready and with some fresh updates! This half-duplex offers fresh modern paint, vaulted ceilings and an open-concept main floor that feels bright and spacious. The kitchen features new countertops, while the living area with dining room and living room flows into a small versatile den/office at the front and a convenient half bath and laundry at the back door. Living room features new flooring. The back door leads to the fully fenced yard with deck and storage shedâ€”perfect for enjoying outdoor space.

The lower level includes three bedrooms, a full bath, providing privacy and functionality. With fresh paint and immediate possession available, this side is ideal for an owner-occupant or as part of an investment portfolio. The adjoining unit is also for sale so fantastic opportunity for an investment portfolio.

Built in 2005

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2259979  |
| Price          | \$274,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 706       |



|            |                        |
|------------|------------------------|
| Acres      | 0.08                   |
| Year Built | 2005                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bi-Level |
| Status     | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 10233 120a Avenue |
| Subdivision | Northridge.       |
| City        | Grande Prairie    |
| County      | Grande Prairie    |
| Province    | Alberta           |
| Postal Code | T8V0M7            |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### **Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | High Ceilings, Laminate Counters                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

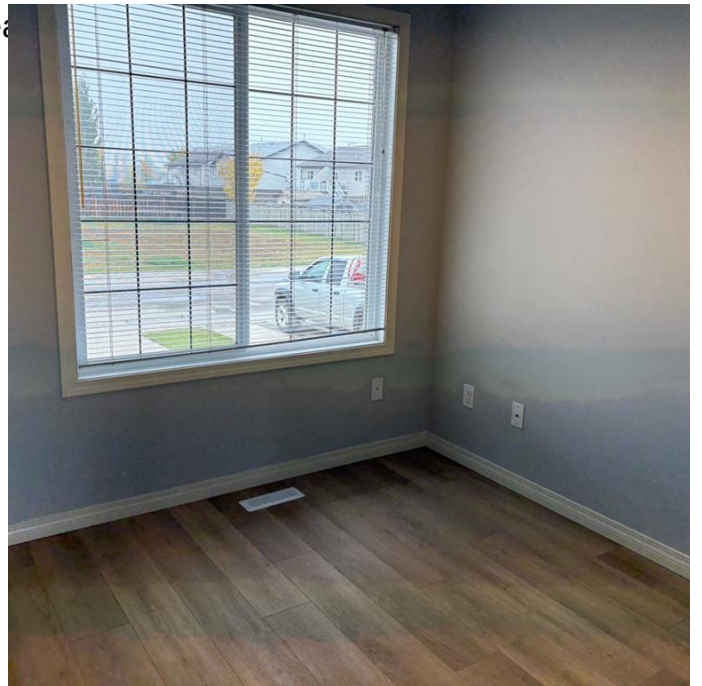
### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Yard                      |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding                   |
| Foundation        | Poured Concrete                |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 19                |
| Zoning         | RS                |

### **Listing Details**



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.