

**12411 97B Street**  
**Grande Prairie, Alberta**

**MLS # A2162798**



**\$249,900**

<b>Division:</b>	Scenic Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,296 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Rear Drive		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Jetted Tub, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** Custom blinds, central vacuum and attachment, shed.

Immediate possession available on this 1296 sqft home that has been nicely updated and well taken care of. In recent years this property has had new shingles installed, new flooring throughout, new fridge and stove and has had a recent modern paint job. Main floor has attractive vinyl plank flooring and includes bright living room, spacious white kitchen, powder room and dining area with access to large deck and fenced and landscaped backyard with garden shed. Upstairs includes 3 bedrooms including large primary bedroom with double closets and a roomy main bathroom with jetted tub. The basement includes laundry and large room great for a 4th bedroom or possible theatre room / home gym. Situated close to many great shopping amenities this well priced home is just across from a bus stop and park and would make an ideal starter home or investment property.