

**12401 97B Street  
Grande Prairie, Alberta**

**MLS # A2179080**



**\$309,900**

<b>Division:</b>	Scenic Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,476 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Linoleum, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Concrete

**Zoning:** LDR

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar

**Inclusions:** none

**\*\*Immediate Possession Available!\*\*** This charming 4-level split home is ready for your personal touch as it is in need of a little TLC work to make it a great home. Featuring three bedrooms and a bathroom on the upper level, a spacious kitchen and dining area, and an open-concept living room that lets in plenty of natural light. The third level boasts a large rec room with a gas fireplace and wet bar, plus a walkout to the backyard. The fourth level has the laundry room boasting cabinets and a sink, plus another bathroom and large flex room ready for your families needs. Outside, enjoy a large two-tiered deck and a double detached heated garage with skylights. There's also a garden shed that could serve as a delightful playhouse. Ample parking is available at the back, and it's conveniently located across from a bus stop and local park. Don't miss the potential in this great home!