



GRASSROOTS
REALTY GROUP

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12406 97A Street
Grande Prairie, Alberta

MLS # A2237813



\$399,900

Division:	Scenic Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	981 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: na

Beautifully updated home in Scenic Ridge with 2 bedrooms upstairs and 1 down in a fully developed layout. The main floor boasts a large open-concept living space perfect for entertaining, with modern finishes and abundant natural light. As soon as you enter you will notice the open concept living room which leads to your dining space and functional kitchen. Enjoy a spacious master bedroom retreat with plenty of room for a king bed and additional furniture. Downstairs offers a versatile area for family, guests, or a home office. Set on a generous pie-shaped lot with extra yard space and privacy, plus a large detached 24x24 garage ideal for vehicles, hobbies, or storage.