



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12420 98 Street
Grande Prairie, Alberta

MLS # A2257133



\$349,900

Division:	Scenic Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	868 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Lawn, Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Mixed, Vinyl Siding
Foundation:	Poured Concrete
Features:	Track Lighting, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: Shed

Welcome to this beautifully updated 4 bedroom, 2 bath home located in the Scenic Ridge neighbourhood on Grande Prairie's north side. Recently renovated, this home features new shingles and a stylish new front door outside, while the inside features new flooring, trim, and fresh paint throughout, as well as a refreshed kitchen including a hookup for a gas stove and updated washrooms all designed to give you a move-in ready space to enjoy. The main floor is bright and welcoming, offering a spacious living room, a functional kitchen, and a dining area with direct access to the deck and rear yard. Two bedrooms and a full bathroom complete the main level. Downstairs, you'll find a large rec room, two additional bedrooms, and another full washroom, giving you plenty of space for family, guests, or hobbies. The home backs onto a rear alley providing lots of room for parking your vehicles and/or your RV. This home is also just a short walk to the neighbourhood playground and bus stop. With immediate possession available, you can settle in and start enjoying your new home right away.