



**GRASSROOTS**  
REALTY GROUP

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**12418 97A Street**  
**Grande Prairie, Alberta**

**MLS # A2282846**



**\$289,000**

<b>Division:</b>	Scenic Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,058 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

<b>Inclusions:</b>	N/A
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Check out this bungalow on a nice, quiet street in the Scenic Ridge area. The main level features a nice open kitchen and living room, 3 bedrooms and 1 1/2 baths. The basement is a walkout to the back yard, and an 18 x 20 detached garage. The basement has a nice-sized laundry room and a large Family Room. This home has a cozy front and back deck for your enjoyment. Call today for your private viewing.