



GRASSROOTS
REALTY GROUP

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12409 97A Street
Grande Prairie, Alberta

MLS # A2243353



\$309,900

Division:	Scenic Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,431 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Great Starter or Revenue Property in Scenic Ridge! Located on a corner lot with a massive yard, this 4-level split home offers excellent value in a quiet Scenic Ridge location. Recent upgrades include new shingles and a hot water tank in 2024. The main level features a bright family room, kitchen with pantry, and cozy dining area. Upstairs you'll find a spacious primary bedroom with dual closets and direct access to the full bathroom, plus a second bedroom. The third level walkout leads to the backyard and boasts a large living room. The basement is fully developed with a third bedroom and a 3-piece bathroom. Outside, enjoy the big yard with a deck and two sheds for extra storage. Potential for a future garage in the back. Home is in good shape but needs flooring and paint and is priced accordingly. Currently rented for \$1,800/month with tenants paying all utilities. A fantastic opportunity as a first home or investment property!