



**GRASSROOTS**  
REALTY GROUP

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**12420 96B Street**  
**Grande Prairie, Alberta**

**MLS # A2246185**



**\$329,900**

<b>Division:</b>	Scenic Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,104 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Off Street, Rear Drive		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Cleared, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Welcome to this inviting two-storey home tucked into a quiet cul-de-sac, just minutes from shopping, parks, and playgrounds. A covered front porch with a partial wraparound deck adds charm and creates a cozy space to unwind. Inside, the main floor offers a semi-open layout with a functional kitchen, dining area with access to the back deck, a comfortable living room, and a convenient half bath. Upstairs features three bedrooms and a full bathroom. Each room offers practical space for rest, work, or play. Ideal for families, guests, or a home office setup. The basement provides even more room to grow, featuring a second bathroom and flexible space that can be finished to suit your needs, whether that's a family room, home gym, or creative studio. Back alley access leads to the driveway, offering added privacy and convenience. Freshly painted throughout and move-in ready, this home is a great opportunity in a family-friendly location.