



**GRASSROOTS**  
REALTY GROUP

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**12420 98 Street**  
**Grande Prairie, Alberta**

**MLS # A2257133**



**\$349,900**

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

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

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**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.