



**GRASSROOTS**  
REALTY GROUP

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**12505 97B Street  
Grande Prairie, Alberta**

**MLS # A2277384**



**\$434,900**

<b>Division:</b>	Scenic Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,027 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot, Cleared, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lo		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		

**Inclusions:** 2x Refrigerator, 2x Electric Range, 2x Dishwasher, 2x Washer, 2x Dryer, Shed, All Blinds

Build your portfolio and offset your mortgage with this equity building legal up/down duplex! The upper unit features a wide open main living area with tasteful vinyl plank flooring, including the pleasantly updated kitchen and dining space. Down the hall you will find 3 good sized bedrooms, with the primary conveniently connecting to the 4pc main bathroom through a walk-in closet with laundry! The basement suite is renovated to match; playing host to another stunning kitchen w/ island, a cozy living room, 2 large bedrooms, a 4pc bathroom and separate laundry for maximum revenue potential. Located directly across from a playground with a large rear pad and plenty of street parking on a priority bus route, this property is truly an investor's dream! Call your REALTOR<sup>®</sup> of choice today for more information!