



12505 97B Street
Grande Prairie, Alberta

MLS # A2277384



\$434,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	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® of choice today for more information!