



12425 97A Street
Grande Prairie, Alberta

MLS # A2145562



\$338,900

Division:	Scenic Ridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,396 sq.ft.	Age:	1997 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot		

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

Inclusions: all appliances

This enchanting four-level split home, complete with a non-conforming basement suite, is nestled in the tranquil Scenic Ridge neighborhood, on a serene and family-friendly street. Recent renovations have transformed this residence, from updated kitchen features like cabinets, countertops, backsplash, and appliances, to a fresh coat of paint that now graces every corner. Additionally, both bathrooms have undergone comprehensive updates, with a new hot water tank installed in 2022 and a new furnace in 2024. As you step into this abode, you'll be greeted by a spacious front entryway that leads to the open-concept main floor, adorned with sleek tile flooring. The main floor boasts a pristine white kitchen, an inviting front living room, and an expansive dining area with access to a side patio. This patio, in turn, leads to a concrete pad complete with a storage shed and large garden boxes, which, in a seamless flow, take you to the backyard. Venturing to the upper level reveals three generously sized bedrooms, with the primary bedroom offering a walk-through closet and access to a fully updated main bathroom. The third level, with its independent entrance, houses a remarkable lower unit suite, featuring a brand-new kitchen, a cozy gas fireplace, laminate flooring, and a completely updated second full bathroom with a tiled shower. This level also provides convenient access to the backyard and a spacious triple gravel parking pad. The fourth level is comprised of a generously sized bedroom and a comfortable sitting area. Currently, this impeccably maintained home stands as a sound investment opportunity, offering both comfort and financial potential.