



**12408 98 Street
Grande Prairie, Alberta**

MLS # A2173190



\$269,900

Division:	Scenic Ridge		
Type:	Residential/Duplex		
Style:	4 Level Split, Side by Side		
Size:	1,535 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Pantry, Walk-In Closet(s)		

Inclusions: fridge, stove, washer, dryer, dishwasher, window coverings, shed, wood stove

Charming semi-detached home offering bright, modern living! The main level features a sunlit living room with vinyl plank flooring, a kitchen and dining area with vaulted ceilings, corner pantry, and appliances. The 3rd level boasts a large family room with a cozy wood stove, 4pc bath with jet tub, and walkout to a sunroom, deck, and backyard. The 4th level includes a generous bedroom, laundry room, and ample storage. Upstairs, you’ll find 3 bedrooms, including a primary suite with walk-in closet, and another 4pc bath. Perfect for family living—don’t miss this gem!