



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

12401 97B Street  
Grande Prairie, Alberta

MLS # A2179080



**\$309,900**

<b>Division:</b>	Scenic Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,476 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar		

**Inclusions:** none

**\*\*Immediate Possession Available!\*\*** This charming 4-level split home is ready for your personal touch as it is in need of a little TLC work to make it a great home. Featuring three bedrooms and a bathroom on the upper level, a spacious kitchen and dining area, and an open-concept living room that lets in plenty of natural light. The third level boasts a large rec room with a gas fireplace and wet bar, plus a walkout to the backyard. The fourth level has the laundry room boasting cabinets and a sink, plus another bathroom and large flex room ready for your families needs. Outside, enjoy a large two-tiered deck and a double detached heated garage with skylights. There's also a garden shed that could serve as a delightful playhouse. Ample parking is available at the back, and it's conveniently located across from a bus stop and local park. Don't miss the potential in this great home!