

**12506 97A Street
Grande Prairie, Alberta**

MLS # A1086121



\$263,900

Division:	Scenic Ridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	800 sq.ft.	Age:	1997 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Sump Pump(s)		

Inclusions: Shed on skids at back, Blinds, raised garden bed with trellis in backyard, cabinet in basement bathroom, curtains by washer and dryer

Open floor plan on this 4 bedroom fully developed bi-level in Scenic ridge. Features 2 bedrooms upstairs, full bath and nice open Livingroom, kitchen and dinning area. Dinning area also had a 8x10 deck off it to the backyard which is fully fenced, has a brand new shed, another 10X19 deck and large parking area for 4 vehicles in the back alley parking. The basement is fully developed with an additional 2 bedrooms, full bathroom, laundry, storage and a great family room! This home is well maintained and ready for its new owners!