

**12422 96A Street
Grande Prairie, Alberta**
MLS # A2166143


\$329,900

Division:	Scenic Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,067 sq.ft.	Age:	1996 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Back yard shed

Wonderful, fully developed Bungalow offering 4 bedrooms and 3 full baths plus an attached finished and heated garage. This family home has been well cared for and it shows throughout as well as some recent fresh painting, shingles replaced recently and some newer appliances. The main floor hosts nice vaulted ceilings between the kitchen and front living room giving a spacious feel. The 3 bedrooms on main level are very roomy as well as the main floor bath. The primary bedroom has a wonderful walkin closet and an ensuite with shower. Kitchen and dinning area off back of home has a door to a nice size deck to enjoy the outdoor space, back yard is fenced and offers a nice size shed as well as double gates with access to the rear paved ally. The downstairs is open and has a large family room that could be separated in two living spaces, a huge bedroom and a full bath with tub. The utility/laundry room adds extra storage area for you and has the convenience of a laundry sink. Very nice well priced family home in a quite area makes this one to put on your list