

**12401 97B Street
Grande Prairie, Alberta****MLS # A2179080****\$309,900**

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

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