

12408 98 Street  
Grande Prairie, Alberta

MLS # A2173190



## \$269,900

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!