

**12516 97A Street
Grande Prairie, Alberta**

MLS # A2245481



\$209,900

Division:	Scenic Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	999 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, Rear Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Full, Unfinished

Exterior: Mixed

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: N/A

Investment opportunity! This affordable 3 bedroom, 1 bathroom home features a convenient, basement entrance at the back of the property that could provide an opportunity to develop a suite in the basement. The basement is very spacious and currently undeveloped. The laundry area is near the bottom of the stairs which lead to the basement from the front entrance of the home. There is a double parking pad at the back as well as front street parking. Located on a quiet street and has a rear alley way in behind.