

**12509 98 Street**  
**Grande Prairie, Alberta**

**MLS # A2184465**



**\$355,000**

<b>Division:</b>	Scenic Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,104 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Concrete, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	rs
<b>Utilities:</b>	-

**Inclusions:** garage heater

4 bed 2 bath house with attached heated garage with BONUSSES! Backing onto a kids park, Quartz kitchen counters, New Shingles in 2024 and QUICK possession! This home features an inviting entry and a living room with vaulted ceilings and large windows for a bright and open feel. The kitchen has lots of counter space, stainless steel appliances and quartz counter plus a door leading to the deck. To finish off the main floor there are 3 large bedrooms and 2 bathrooms. The main floor master bedroom has a walk in closet and full ensuite with a shower. The partially finished basement has a large recroom and large bedroom and there is a framed in area for a bathroom. There is also a large crawl space storage area under the living room which is great for canning and christmas decorations. The double garage has a natural gas heater, 220v welder plug and is a great space for projects. The owner has the furnace serviced every fall.