

12422 96A Street  
Grande Prairie, Alberta

MLS # A2166143



## \$329,900

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<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, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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