

**12420 96B Street**  
**Grande Prairie, Alberta**

**MLS # A2246185**



**\$329,900**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Scenic Ridge                   |               |                   |
| <b>Type:</b>     | Residential/House              |               |                   |
| <b>Style:</b>    | 2 Storey                       |               |                   |
| <b>Size:</b>     | 1,104 sq.ft.                   | <b>Age:</b>   | 1997 (28 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 1 full / 2 half   |
| <b>Garage:</b>   | Off Street, Rear Drive         |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Cleared, Front Yard |               |                   |

|                    |                            |                   |    |
|--------------------|----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum | <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>   | See Remarks                |                   |    |

**Inclusions:** NA

Welcome to this inviting two-storey home tucked into a quiet cul-de-sac, just minutes from shopping, parks, and playgrounds. A covered front porch with a partial wraparound deck adds charm and creates a cozy space to unwind. Inside, the main floor offers a semi-open layout with a functional kitchen, dining area with access to the back deck, a comfortable living room, and a convenient half bath. Upstairs features three bedrooms and a full bathroom. Each room offers practical space for rest, work, or play. Ideal for families, guests, or a home office setup. The basement provides even more room to grow, featuring a second bathroom and flexible space that can be finished to suit your needs, whether that's a family room, home gym, or creative studio. Back alley access leads to the driveway, offering added privacy and convenience. Freshly painted throughout and move-in ready, this home is a great opportunity in a family-friendly location.