



www.keyz.ca
admin@keyz.ca

12420 96B Street
Grande Prairie, Alberta

MLS # A2246185



\$329,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	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.