

12418 96A Street
Grande Prairie, Alberta**MLS # A2348836****\$379,900**

Division:	Scenic Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,132 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Garage Heater, Shed, Curtains, Existing Blinds

Welcome to this beautifully maintained bungalow tucked away on a quiet street in the established and conveniently located neighbourhood of Scenic Ridge! Pride of ownership is apparent throughout this warm and inviting home, beginning with concrete driveway leading to the heated double attached garage with the added convenience of two man doors(one on each side). Walk right in to a bright, spacious main floor where vaulted ceilings, charming bay windows, and plenty of natural light create an open and comfortable atmosphere. The functional kitchen offers an abundance of cabinetry and counter space, a convenient island and a pantry. While the adjoining dining area provides plenty of room for family dinners or entertaining. The main level features three generous bedrooms, including a spacious primary retreat with a walk-in closet and full ensuite, plus another full bathroom. The lower level offers an impressive amount of additional space with plenty of flexibility for storage, hobbies, recreation, a home gym, or whatever best suits your lifestyle. Outside is where this property really stands out! The freshly re-stained deck wraps around the southwest corner of the house for ultimate sun exposure and features newer railing along with a natural gas hookup, creating an awesome spot for summer BBQs, entertaining, or simply kicking back and soaking up the afternoon and evening sunshine. With back lane access conveniently located just one house away, the gated backyard is easily accessible for an RV, trailer, recreational toys, or equipment, plus the owners have created a versatile rear area that can be set up as an additional parking stall or used instead for outdoor storage, depending on your needs. The shingles were replaced in 2018, adding to the list of features in this well cared for home. Clean, spacious, functional, and clearly loved over the

years, this Scenic Ridge bungalow brings together a great main floor layout, heated garage, fantastic outdoor living space, excellent backyard accessibility, and a convenient location in one complete package for a reasonable price!