



12505 97B Street  
Grande Prairie, Alberta

MLS # A2277384



## \$434,900

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Scenic Ridge   |        |                   |
| Type:     | Residential/Duplex   |        |                   |
| Style:    | Attached-Up/Down, Bi-Level   |        |                   |
| Size:     | 1,027 sq.ft.   | Age:   | 1998 (28 yrs old) |
| Beds:     | 5  | Baths: | 2                 |
| Garage:   | Off Street, Parking Pad  |        |                   |
| Lot Size: | 0.09 Acre  |        |                   |
| Lot Feat: | City Lot, Cleared, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot |        |                   |

|             |   |            |    |
|-------------|---|------------|----|
| Heating:    | Forced Air, Natural Gas   | Water:     | -  |
| Floors:     | Carpet, Vinyl Plank   | Sewer:     | -  |
| Roof:       | Asphalt Shingle   | Condo Fee: | -  |
| Basement:   | Full  | LLD:       | -  |
| Exterior:   | Other, Vinyl Siding, Wood Frame   | Zoning:    | RS |
| Foundation: | Poured Concrete   | Utilities: | -  |
| Features:   | Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows |            |    |
| Inclusions: | 2x Refrigerator, 2x Electric Range, 2x Dishwasher, 2x Washer, 2x Dryer, Shed, All Blinds    |            |    |

Build your portfolio and offset your mortgage with this equity building legal up/down duplex! The upper unit features a wide open main living area with tasteful vinyl plank flooring, including the pleasantly updated kitchen and dining space. Down the hall you will find 3 good sized bedrooms, with the primary conveniently connecting to the 4pc main bathroom through a walk-in closet with laundry! The basement suite is renovated to match; playing host to another stunning kitchen w/ island, a cozy living room, 2 large bedrooms, a 4pc bathroom and separate laundry for maximum revenue potential. Located directly across from a playground with a large rear pad and plenty of street parking on a priority bus route, this property is truly an investor's dream! Call your REALTOR® of choice today for more information!