

**12425 97A Street**  
**Grande Prairie, Alberta**
**MLS # A2103273**

**\$338,900**

<b>Division:</b>	Scenic Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,396 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** SHED

This enchanting four-level split home, complete with a basement suite boasting substantial income potential, is nestled in the tranquil Scenic Ridge neighborhood, on a serene and family-friendly street. Recent renovations have transformed this residence, from updated kitchen features like cabinets, countertops, backsplash, and appliances, to a fresh coat of paint that now graces every corner. Additionally, both bathrooms have undergone comprehensive updates, with a new hot water tank installed in 2022 and a new furnace in 2024. As you step into this abode, you'll be greeted by a spacious front entryway that leads to the open-concept main floor, adorned with sleek tile flooring. The main floor boasts a pristine white kitchen, an inviting front living room, and an expansive dining area with access to a side patio. This patio, in turn, leads to a concrete pad complete with a storage shed and large garden boxes, which, in a seamless flow, take you to the backyard. Venturing to the upper level reveals three generously sized bedrooms, with the primary bedroom offering a walk-through closet and access to a fully updated main bathroom. The third level, with its independent entrance, houses a remarkable lower unit suite, featuring a brand-new kitchen, a cozy gas fireplace, laminate flooring, and a completely updated second full bathroom with a tiled shower. This level also provides convenient access to the backyard and a spacious triple gravel parking pad. The fourth level is comprised of a generously sized bedroom and a comfortable sitting area. Currently, the upper unit is under a 1-year lease, securing a monthly income of \$1,650, while the lower unit is also leased for a year, generating \$1,250 per month( Upper tenant could possibly move quicker than the 90 day notice , if new owners looking to occupy the upper unit ) . This impeccably maintained home stands as a

sound investment opportunity, offering both comfort and financial potential.