

# \$399,900 - 12406 97a Street, Grande Prairie

MLS® #A2237813

**\$399,900**

3 Bedroom, 2.00 Bathroom, 981 sqft

Residential on 0.10 Acres

Scenic Ridge., Grande Prairie, Alberta

Beautifully updated home in Scenic Ridge with 2 bedrooms upstairs and 1 down in a fully developed layout. The main floor boasts a large open-concept living space perfect for entertaining, with modern finishes and abundant natural light. As soon as you enter you will notice the open concept living room which leads to your dining space and functional kitchen. Enjoy a spacious master bedroom retreat with plenty of room for a king bed and additional furniture. Downstairs offers a versatile area for family, guests, or a home office. Set on a generous pie-shaped lot with extra yard space and privacy, plus a large detached 24x24 garage ideal for vehicles, hobbies, or storage.

Built in 1997

## Essential Information

MLS® #	A2237813
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	981
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
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### Community Information

Address	12406 97a Street
Subdivision	Scenic Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V7H4

### Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 7th, 2025
Days on Market	5
Zoning	RS

### Listing Details

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