

\$309,900 - 12409 97a Street, Grande Prairie

MLS® #A2243353

\$309,900

3 Bedroom, 2.00 Bathroom, 1,431 sqft

Residential on 0.12 Acres

Scenic Ridge., Grande Prairie, Alberta

Great Starter or Revenue Property in Scenic Ridge! Located on a corner lot with a massive yard, this 4-level split home offers excellent value in a quiet Scenic Ridge location. Recent upgrades include new shingles and a hot water tank in 2024. The main level features a bright family room, kitchen with pantry, and cozy dining area. Upstairs you'll find a spacious primary bedroom with dual closets and direct access to the full bathroom, plus a second bedroom. The third level walkout leads to the backyard and boasts a large living room. The basement is fully developed with a third bedroom and a 3-piece bathroom. Outside, enjoy the big yard with a deck and two sheds for extra storage. Potential for a future garage in the back. Home is in good shape but needs flooring and paint and is priced accordingly. Currently rented for \$1,800/month with tenants paying all utilities. A fantastic opportunity as a first home or investment property!

Built in 1997

Essential Information

MLS® #	A2243353
Price	\$309,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,431
Acres	0.12



Year Built	1997
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	12409 97a Street
Subdivision	Scenic Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7H5

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 28th, 2025
Days on Market	9
Zoning	RS

Listing Details

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