

\$339,900 - 12420 96b Street, Grande Prairie

MLS® #A2246185

\$339,900

3 Bedroom, 3.00 Bathroom, 1,104 sqft

Residential on 0.14 Acres

Scenic Ridge., Grande Prairie, Alberta

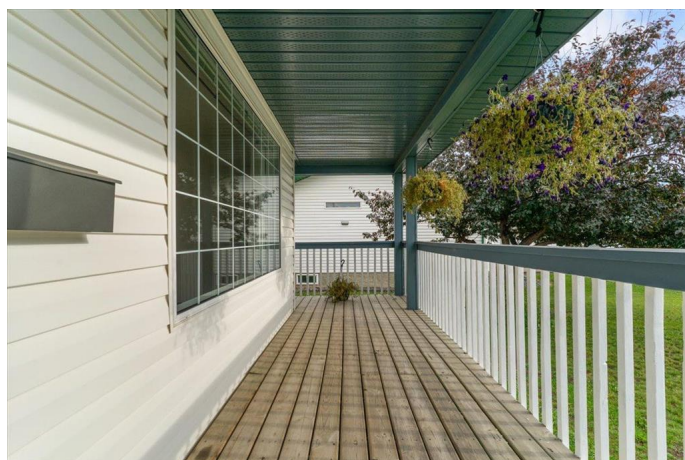
Welcome to this inviting two-storey home tucked into a quiet cul-de-sac, just minutes from shopping, parks, and playgrounds. A covered front porch with a partial wraparound deck adds charm and creates a cozy space to unwind.

Inside, the main floor offers a semi-open layout with a functional kitchen, dining area with access to the back deck, a comfortable living room, and a convenient half bath. Upstairs features three bedrooms and a full bathroom. Each room offers practical space for rest, work, or play. Ideal for families, guests, or a home office setup. The basement provides even more room to grow, featuring a second bathroom and flexible space that can be finished to suit your needs, whether that's a family room, home gym, or creative studio. Back alley access leads to the driveway, offering added privacy and convenience. Freshly painted throughout and move-in ready, this home is a great opportunity in a family-friendly location.

Built in 1997

Essential Information

MLS® #	A2246185
Price	\$339,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1



Half Baths	2
Square Footage	1,104
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	12420 96b Street
Subdivision	Scenic Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 7B5

Amenities

Parking Spaces	4
Parking	Off Street, Rear Drive

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	August 8th, 2025
Days on Market	1

Zoning

RS

Listing Details

Listing Office

Real Broker

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