



**GRASSROOTS**  
REALTY GROUP

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**9729 120 Avenue  
Grande Prairie, Alberta**

**MLS # A2235341**



**\$79,900**

**Division:** Crystal Ridge

**Lot Size:** 0.12 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** MHS

**Water:** -

**Sewer:** -

**Utilities:** -

Located on a fully serviced, titled lot in the established neighbourhood of Crystal Ridge, this property offers an excellent opportunity for redevelopment or future investment. The existing mobile home is not considered livable in its current condition and requires significant remediation/removal. The home is being sold strictly as is, where is, with no warranties or representations made by the seller. This lot provides great potential for a new build or a replacement mobile and includes access to city water, sewer, power, and gas. If you're looking for affordable land to start fresh, this might be the opportunity you've been waiting for!