



GRASSROOTS
REALTY GROUP

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**#5, 9531 98 Street
Grande Prairie, Alberta**

MLS # A2246847



\$84,900

| | | | |
|------------------|---------------------------|---------------|-------------------|
| Division: | MH - Country Estates | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 924 sq.ft. | Age: | 1994 (31 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-----------------|-------------------|---|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | - | LLD: | - |
| Exterior: | - | Zoning: | - |
| Foundation: | Wood | Utilities: | - |
| Features: | - | | |

Inclusions: none

#5 in Country Estates Mobile home park is new to the park and is ready for a new owner! This lovely 1994 mobile has 3 bedrooms and 1 bathroom with vinyl plank through out. Guess what? along with the new insulated skirting the plumbing was just changed to PEX and has new self-regulating heat tape on the water lines, also known as self-regulating heat cable or pipe freeze protection, uses a special conductive core that adjusts its heat output based on the surrounding temperature, increasing heat in colder areas and decreasing it in warmer areas. This mobile has been updated in all the right places, Brand New furnace, New roof 2020, New hot water tank, newer kitchen cabinets, newer windows and New professionally built steps on the front and back door. This amazing property is available for IMMEDIATE POSSESSION and is priced to sell quickly! Don't miss out on this great deal, contact your favourite REALTOR® today for a showing!