



**GRASSROOTS**  
REALTY GROUP

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9710 120 Avenue  
Grande Prairie, Alberta

MLS # A2251158



**\$205,000**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,345 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	36-71-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MHS
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Gazebo

A PERFECT STARTER HOME OR INVESTMENT OPPORTUNITY! This cozy 3 bed, 1 full bath mobile WITH ADDITION is conveniently located within walking distance to shopping and all amenities, You'll love the large, bright white kitchen with plenty of cupboards and counter space, gas stove and extremely functional with nearby dining area and laundry room with front load washer/dryer. Living room features a wood-burning fireplace with brick surround and built-in cabinets. TWO DECKS, off both the front and rear and a 4 unit parking pad. Non-smoking, pet free and recently professionally cleaned so this home is move-in ready!