



GRASSROOTS
REALTY GROUP

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12029 - 96A Street
Grande Prairie, Alberta

MLS # A2264414



\$117,500

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,008 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHS
Foundation:	Piling(s)	Utilities:	-
Features:	Beamed Ceilings, Laminate Counters, Open Floorplan		

Inclusions: The car in the yard will be removed

Excellent Investment opportunity!OR stop paying rent. This single-wide mobile home is situated on a spacious corner lot of almost 6000 square feet with no lot fees, offering potential for rental income or future upgrades. The home features a sunken living room with charming faux wood ceiling beams, updated countertops, and cupboards, providing a comfortable living space for tenants or owners. With three bedrooms and an updated bathroom, this property is well-suited for families. Located close to a park and playground, it offers added appeal for families seeking convenience and community amenities. The large lot is partially fenced, providing privacy and outdoor space. Reasonably priced and ready for immediate occupancy or renovations, this property represents a sound investment in a desirable area. Don't miss out on this opportunity to add value and grow your portfolio.