



**GRASSROOTS**  
REALTY GROUP

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9749 121 Avenue  
Grande Prairie, Alberta

MLS # A2276945



**\$220,000**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,097 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Exhaust Fan, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MHS
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Shed

Welcome home to this well-cared-for 3 bedroom, 2 bathroom mobile home situated on its own lot! Thoughtfully updated and move-in ready, this property offers a fantastic opportunity for first-time buyers, downsizers, or investors alike. Recent improvements throughout include updated flooring, refreshed bathrooms, and a bright, functional kitchen complete with newer stainless steel appliances. A built-in sideboard adds both style and practicality—perfect for your morning coffee station or additional storage. The fully fenced yard provides privacy and space for pets or outdoor enjoyment, while off-street parking for two vehicles adds everyday convenience. With quick possession available, you can move in and start enjoying your new home right away. Affordable, updated, and ready for new owners—this is one you won't want to miss!