



**9749 121 Avenue
Grande Prairie, Alberta**

MLS # A2276945

\$220,000



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

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