



**12213 97A Street
Grande Prairie, Alberta**

MLS # A2286068



\$229,900

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	960 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	MHS
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: refrigerator, stove, dishwasher, washer, dryer, window coverings, shed

Privacy, functionality, and location all come together in this well-maintained 2 bedroom, 2 bathroom home with a smart open-concept layout. Designed with comfort in mind, both bedrooms and bathrooms are positioned at opposite ends of the home; ideal for added privacy and accessibility. The spacious primary suite features a 4-piece ensuite, creating the perfect retreat at the end of the day. Recent updates provide peace of mind, including newer shingles, furnace, hot water tank, and vinyl plank flooring, giving the home a fresh and modern feel. Step outside to a private backyard with room to relax, plus a large 16' x 10' shed for extra storage. There's also space for RV parking, making it a great fit for those who need a little extra room. Located close to shopping, green space, walking trails, an off-leash dog park, and just a short distance to Crystal Lake, this home offers everyday convenience in a setting you'll love. Reach out to your agent before today for a private viewing.