



**12009 96A Street
Grande Prairie, Alberta**

MLS # A2299162



\$125,000

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,148 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Other, Tile

Roof: Asphalt

Basement: None

Exterior: Vinyl Siding

Foundation: Block

Features: Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: MHS

Utilities: -

Inclusions: N/A

This 3-bedroom, 2-bathroom mobile home in Crystal Ridge offers excellent potential for investors or buyers willing to complete the remaining work themselves. Situated on its own lot—no pad rental—this property provides added long-term value. Over the years, several updates have been completed, including a durable tin roof, an addition featuring a mudroom and third bedroom with fireplace, updated bathrooms, hardwood and tile flooring throughout, quartz kitchen countertops, and newer windows. The property is being sold as is, where is. Please note there is currently no active water service and no hot water tank installed. As such, the home is not eligible for conventional mortgage financing and will require a cash purchase or alternative financing. A great opportunity to add value and customize to your needs. Contact your REALTOR[®] today to learn more.