



GRASSROOTS
REALTY GROUP

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9706 120 Avenue
Grande Prairie, Alberta

MLS # A2101823



\$89,900

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,129 sq.ft.	Age:	1979 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	MHS
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: Fridge, Stove, Washer, Dryer.

AFFORDABLE, OWNED LAND & NO LOT FEES! Renos have already been started on this 1129 sq ft home including new kitchen cabinets, living room floor, main bathroom has all new plumbing fixtures & vanity, master ensuite has new toilet. Hosting a main entryway addition, 3 bedrooms, 1.5 baths & a laundry room. Tons of parking on oversized driveway. The 14x24 garage with concrete floor could be the perfect workshop. This place could be a good first home or investment! Call your REALTOR® today to view!