



GRASSROOTS
REALTY GROUP

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12221 97A Street
Grande Prairie, Alberta

MLS # A2124806



\$214,500

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Mobile		
Size:	1,247 sq.ft.	Age:	1994 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	MHS
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Skylight(s)		

Inclusions: Deck and back Gazebo/Deck

Motivated Seller!!! \$0 LOT FEES!!! This mobile is located on it's own land! Long term tenant's lease end's July 31st - great for a quick move in or great for an investor who would like to keep the tenant in place. This maintained and spacious manufactured home in Crystal Ridge offers comfort and convenience. Boasting vaulted ceilings and a skylight, the large kitchen features oak cabinets and modern appliances - Fridge, Dishwasher, Washer and Dryer were all updated in the last 5 years. The expansive master bedroom includes a walk-in closet and ensuite with an oval jetted tub. With three bedrooms and two full baths, this home offers ample space for relaxation and entertainment. Enjoy the mix of laminate, carpet, and lino flooring, along with ceiling fans in every room. Step outside to a large two-level deck with a plumbed-in gas line, covered gazebo, and impeccably landscaped yard with mature fruit trees. Parking is a breeze with space for up to four vehicles. Whether you're looking for a comfortable living space or an investment property, this home presents an excellent opportunity. This is a must see, pictures do not do this property justice - great value and outdoor space! Don't miss out – schedule a viewing today!