



GRASSROOTS
REALTY GROUP

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12217 98 Street
Grande Prairie, Alberta

MLS # A2129167



\$204,900

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Paved		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Gentle Sloping, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	36-71-6-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MHS
Foundation:	Piling(s)	Utilities:	-
Features:	Jetted Tub, Laminate Counters, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Dishwasher, Range, Refrigerator, Washer, Dryer, Microwave Hood Fan

Welcome home to this charming 3 bed, 2 bath modular residence nestled on its own spacious lot with no monthly lot fees! Located in an amazing neighbourhood within walking distance to groceries, coffee shops, and various shopping amenities, convenience meets comfort seamlessly. As you enter, you'll be greeted by a sprawling kitchen boasting an abundance of cupboards, providing ample storage for all your culinary adventures. Relax and unwind in the luxurious jetted soaker tub nestled in the ensuite, offering a serene retreat after a long day. Entertain guests or simply bask in the sunshine on the large deck in the backyard, perfect for summer barbecues and outdoor gatherings. Additionally, a smaller front deck provides a cozy spot for morning coffees or evening chats. This home comes with peace of mind, featuring a brand new roof installed in September 2023, a new furnace installed in October 2021, and new washer and dryer units added in 2021 and 2024, ensuring comfort and functionality for years to come. Don't miss out on the opportunity to make this your dream home, where affordability, comfort, and convenience converge in perfect harmony! Listing agent has personal interest in the property. Registered owner's name on land title is the same with agent's name.