



GRASSROOTS
REALTY GROUP

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12119 98 Street
Grande Prairie, Alberta

MLS # A2143037



\$199,900

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	1.17 Acres		
Lot Feat:	Back Yard, City Lot, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHS
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome home to this delightful 3-bedroom, 2-bathroom nestled in the coveted subdivision of Crystal Ridge. Situated on its own lot with no extra monthly fees, this property offers the perfect blend of comfort, convenience, and outdoor enjoyment. Vaulted ceiling in the living room and the large u-shaped kitchen which offers plenty of counter and cupboard space. Newer appliances Stove (2022), Dishwasher (2023) & Washer /Dryer (2022) Primary Bedroom boasts a large closet and ensuite complete with Jacuzzi tub. Savor the great outdoors from your very own 2-tier deck, whether you're grilling, unwinding with a book, or hosting a gathering, this space is destined to become a cherished spot. Landscaped and fenced yard with chain-link fencing (2020). Within proximity to parks, schools, and shopping. This home truly offers everything you need.