



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

12121 97A Street
Grande Prairie, Alberta

MLS # A2143573



\$175,000

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Mobile		
Size:	1,216 sq.ft.	Age:	1996 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHS
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Well kept mobile on an owned lot with NO LOT FEES!! Upon entering, you'll appreciate the spacious layout that includes a cozy living room, perfect for gatherings. The kitchen features a built-in china cabinet, adding both charm and practical storage space. The master bedroom boasts a full ensuite bathroom, providing a private retreat after a long day. Two additional bedrooms ensure there's plenty of room for family or guests, with a second bathroom conveniently located nearby. Outside, a 10x12 storage shed with power offers ample storage space for tools and equipment, enhancing the functionality of the property. Located in a desirable neighborhood, this mobile home combines affordability with comfort, making it an ideal choice for first-time buyers or those looking to downsize without compromising on quality.