



9705 120 Avenue
Grande Prairie, Alberta

MLS # A2147790



\$139,000

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,008 sq.ft.	Age:	1979 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Carport, Covered, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped		

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

Inclusions: Deep freeze, all light fixtures, all window coverings

Pride of ownership shows throughout this Manufactured home on its own lot! Stop paying leasing fees- now is the time to own your own home. This 3-bedroom, 1 bathroom home is centrally located next to endless shopping, restaurants, walking trails, and the off-leash dog park. The first thing you will notice when pulling up is all the available parking and the covered carport! No more brushing off snow or having hot seats in the summertime. This home is the perfect starter home, or an affordable option for a growing family. The living room has nice, big windows allowing for natural light to boast throughout & is well-sized. The kitchen is tastefully finished with brown cupboards, light countertops, and lots of storage space. The dinning room allows for the family to sit down and have supper together or have a space for family activities. Down the hallway you will find 3 large bedrooms and the full bathroom w/ laundry! The outside is beautiful and will be your new favorite spot to hangout. Come enjoy this fully fenced backyard, which also offers beautiful flower beds w/ stunning red bark mulch. Don't miss your chance to see this well-cared for home. Call your favorite agent and book your private viewing today.