



**#38, 9531 98 Street  
Grande Prairie, Alberta**

**MLS # A2149445**



**\$89,900**

<b>Division:</b>	MH - Country Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1987 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** None

#38 in country estates is a 3 bedroom 2 bathroom 1152sqft open concept mobile that gives a new home vibe with new paint and new flooring in the master bedroom and bathrooms. The master suite has a large walk in closet and a 3 piece bathroom, the kitchen is large and bright perfect for making many lovely meals. This mobile would be a great investment or home for first time home owners. Next to a vacant lot and a park thats under new management you'll love this fantastic property. Lot rent is \$550/Month includes water, sewer, common area maintenance, garbage and snow removal. Available for immediate possession, contact your realtor of choice today to view! Seller will build a deck 5'X14' included in cost or for additional cost he can build a bigger one for a buyer. Please be advised that a park application is \$75/applicant will include criminal record check.