



12001, 96A St
Grande Prairie, Alberta

MLS # A2160459



\$198,000

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	978 sq.ft.	Age:	1979 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, Landscaped		

Heating: Forced Air, Natural Gas

Water: -

Floors: Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: -

Exterior: Aluminum Siding , ICFs (Insulated Concrete Forms)

Zoning: MHS

Foundation: Piling(s)

Utilities: -

Features: Laminate Counters, Tray Ceiling(s)

Inclusions: none

This bright and cheery, 3 bedroom home in Crystal Ridge is close to shopping and amenities. It's near a park/playground, at the end of a cul-de-sac, which means lots of parking! It also features an oversized, heated, single detached garage with lots of attic storage. The enclosed, attached porch leads to the front and back yard. On it's own lot. New furnace in 2018. New fence, some new paint and shingles on the garage were done in 2019. This property has everything you need to call it your new home today!