



12113 97A Street
Grande Prairie, Alberta

MLS # A2202163



\$244,123

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot		

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

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER ALL WINDOW COVERINGS AND SHED

No Lot Fees! Affordable homeownership opportunity – move in before SUMMER! This 3-bedroom, 2-bathroom mobile home is located in the desirable 'Crystal Ridge' subdivision, nestled on a quiet street loop. The spacious, fenced lot includes a backyard shed, room for a garden, and backs onto a City grass easement. Excellent location with easy access to Prairie Mall, Superstore, local businesses, and quick routes to the City's north end and Clairmont. Parks, playgrounds, and an off-leash dog park are nearby as well! Inside, enjoy an open layout with the dining room, kitchen, and living room, all featuring large windows, a vaulted ceiling, and a skylight in the kitchen. The updated, built-in cabinets provide ample storage space, and there's NO carpet throughout the home. A large front entryway with a closet adds extra convenience. The spacious primary bedroom offers a full ensuite, while two additional bedrooms and a second full bathroom are located at the opposite end of the home.