

12113 97A Street  
Grande Prairie, Alberta

MLS # A2202163



**\$244,123**

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

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

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

No Lot Fees! Affordable homeownership opportunity &ndash; 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.