GRASSROOTS REALTY GROUP

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9617 122 Avenue
Grande Prairie, Alberta

MLS # A2254033

$199,900

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,263 sq.ft.	**Age:**	1981 (44 yrs old)
Beds:	3	**Baths:**	1
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle, Metal	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	MHS
Foundation:	Piling(s)	**Utilities:**	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge, Stove, Rangehood Microwave, Dishwasher, Washer, Dryer, Freezer, All Window Coverings, BBQ, Wood Burning Stove (AS IS), Outdoor Furniture, Rain Barrel, T.V Mounts, Shed.

Great starter home - In a quiet location close to the Prairie mall, Superstore, and all the other amenities the North End of Grande Prairie offers. Owned land & NO LOT FEES. Spacious front entry way leads to your open concept main living space., completely drywalled throughout. The Kitchen has beautifully upgraded cabinets with tons of storage, island with power & all white appliances. Dining area is spacious leading into your living room with tons of natural light. Off the living room you will find a large Den, perfect for your at home office or a kids play area. Directly located off the den is your access to your covered deck with natural gas bbq line, perfect for hosting in the summer. The yard is beautifully landscaped with lovely perennials, shrubbery & a good amount of storage in the shed. The bright & airy master bedroom, 2 spare bedrooms, a renovated bathroom & laundry are with storage cabinets complete the inside tour. This home has been incredibly maintained and updated over the years; Furnace (2014), Hot Water on Demand (2019), Fence (2015), Roof (2016), Kitchen Cabinets (2013), Washer/Dryer (2023), other upgrades have been made overtime such as plumbing lines, windows, weeping tile with sump pump, cement footing for fencing. Immediate possession available, don’t miss your chance on this place!

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