



9766 119A Avenue  
Grande Prairie, Alberta

MLS # A2311630

**\$179,900**



<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	924 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

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

**Inclusions:** N/A

Affordable mobile home on its own lot in Crystal! This 3 bedroom, 1 bathroom home offers a bright and comfortable layout with laminate and vinyl plank flooring throughout. The living room features a cozy fireplace, while the kitchen provides great functionality with new upper cabinets. Enjoy peace of mind with new plumbing, new insulation, and a fully renovated bathroom. The large fenced yard is perfect for pets or kids, complete with a nice deck for relaxing or entertaining. Located close to schools and shopping, this property offers convenience and excellent value—perfect for first-time buyers, downsizers, or investors. Book your showing today!