



9730 120 Avenue  
Grande Prairie, Alberta

MLS # A2312796



**\$244,500**

<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>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Private		

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

**Inclusions:** Fridge, Stove, Washer, Dryer.

Welcome to this well-maintained 2008 manufactured home situated on its OWN LOT in Crystal Ridge—no lot fees! This 3-bedroom, 2-bathroom home offers a bright and open floor plan with higher-than-average ceilings, creating a spacious and inviting feel throughout. The kitchen is a standout feature, complete with beautiful oak cabinetry, ample counter space, and a raised breakfast bar—perfect for everyday living and entertaining. The large primary bedroom includes a walk-in closet and a 4-piece ensuite featuring a relaxing corner jetted tub. Two additional bedrooms and a full bathroom provide plenty of space for family or guests. Outside, you’ll find a fully fenced and landscaped yard, a generous BBQ deck, and a storage shed—everything you need to enjoy the outdoors. An excellent opportunity for affordable home ownership—this property is a must-see!