



**11906 98 Street  
Grande Prairie, Alberta**

**MLS # A2314731**



**\$119,000**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landsc		

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

**Inclusions:** Shed

Packed with potential and situated on a beautiful oversized private lot, this 3 bedroom, 1 bathroom mobile offers privacy, space, and opportunity! Featuring an open concept kitchen and dining area, plus a huge 14x10 addition, this home has the layout and bones to truly shine. Mature trees, no rear neighbours, and a double car driveway create the perfect setting for peaceful living with room to grow. Yes, it needs some love &mdash; but don&rsquo;t let that shy you away from the incredible value and possibilities this property holds. Whether you&rsquo;re looking for your first home, an investment, or a project worth transforming, this is your chance to own instead of rent and build equity in a property you can truly make your own!