



12201 98 Street
Grande Prairie, Alberta

MLS # A2321308



\$235,900

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHS
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Jetted Tub, Laminate Counters, Pantry		

Inclusions: refrigerator, stove, dishwasher, washer, dryer, window coverings

Affordable homeownership with NO lot fees in Crystal Ridge! Situated on completely owned land, this well-kept 1999 3-bedroom, 2-bathroom home offers a functional layout, unique outdoor spaces, and excellent value for buyers looking for more than just the basics. Inside, you're welcomed by vaulted ceilings that help create an open and spacious feel through the main living area. The bright living room features a large front window that brings in plenty of natural light, while the kitchen offers an abundance of cabinetry, a pantry with additional built-in shelving, and plenty of space for everyday living and storage. At the front of the home, you'll find two bedrooms along with a full 4-piece bathroom, making it a practical setup for kids, guests, or a home office. Towards the rear is the laundry and furnace room, which leads into a versatile addition that can be used as a hobby space, workshop, or extra storage. The spacious primary bedroom is located at the back of the home and features a unique 5-piece ensuite complete with a jetted soaker tub and a large walk-in shower, created by converting the original walk-in closet into a practical and oversized shower space. There is still a closet for any bedroom storage requirements. The addition also provides access to the rear deck, where you'll find an insulated built-in hot tub surround, currently set up with an inflatable hot tub, creating a private space to unwind year-round. The backyard is full of charm and character, featuring two large custom-built sheds, a beautifully maintained lawn, artistic touches throughout, and a cozy fire pit area perfect for relaxing or entertaining. Outside also offers a graveled parking area and the added convenience of RV plug-in capability. Recent updates include newer shingles approximately 5 years old and newer stainless steel kitchen appliances. If you've been

searching for affordable ownership, outdoor charm, and the added bonus of owning your land, this Crystal Ridge property is one you'll want to see. Contact your REALTOR® today to book your private showing.