



GRASSROOTS
REALTY GROUP

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9717 121 Avenue
Grande Prairie, Alberta

MLS # A2328429



\$225,000

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	36-71-6-W6
Exterior:	Vinyl Siding	Zoning:	MHS
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Draperies & Rods, Garden Boxes, Compost, Rain Barrels, Shed.

IMMEDIATE POSSESSION! This 1,216 sq. ft. ORIGINAL OWNER single-wide mobile home in Crystal Ridge offers an excellent opportunity for first-time buyers, investors, or anyone looking to add their own personal touch. OWNED LAND WITH NO LOT FEES. Lovingly maintained, this home is full of potential and ready for its next chapter. Designed with a functional, family-friendly layout, the spacious open-concept kitchen, dining, and living area is enhanced by a soaring cathedral ceiling and large windows that fill the space with natural light. The kitchen features an abundance of cabinetry and counter space, pantry, convenient breakfast bar, and a dining area complete with a built-in china cabinet. Just off the kitchen, you'll find the laundry/utility room, a secondary bedroom, and access to the large 24' x 9' deck—perfect for summer barbecues and entertaining family and friends. The thoughtful floor plan places the sizable primary bedroom at the rear of the home, creating a private retreat complete with a walk-in closet and a 4-piece ensuite. At the front of the home are the main entrance, a 3rd bedroom perfect for guests, and the main 4-piece bathroom. Outside, the beautifully fenced yard is a gardener's dream, featuring several raised garden boxes, rain barrels, a compost area, a mature crabapple tree, and an 8' x 10' storage shed for all your seasonal tools and equipment. A two-car parking pad completes the property. Conveniently located just minutes from the mall, grocery stores, restaurants, schools, public transit, and the scenic Crystal Lake walking trails, this affordable property offers outstanding value in a desirable location. Whether you're searching for your first home or your next investment opportunity, this home is packed with potential and available for immediate possession!

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