



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12128 98 Street
Grande Prairie, Alberta

MLS # A2333393

\$229,900

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:	Parking Pad, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Gentle Sloping		



No Photo Available

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	MHS
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, AC.

Move-in ready with major updates already completed! Stay cool all summer long with central air conditioning installed last summer, while newer shingles, an updated kitchen featuring modern cabinetry and countertops, stylish vinyl plank flooring throughout the main living areas, updated washer and dryer, and a newer (2018) furnace provide peace of mind for years to come. Much of the expensive work has already been done, making this home truly move-in ready. Whether you're a first-time home buyer, downsizing, or looking to add a solid property to your investment portfolio, this home offers outstanding value on its own OWNED lot. Conveniently located within walking distance to Prairie Mall, grocery stores, restaurants, schools, public transit, and many other everyday amenities, you'll enjoy having everything you need just minutes away. Inside, you'll love the bright, open-concept layout connecting the living room, dining area, and beautifully updated kitchen, creating a functional space that's perfect for everyday living and entertaining. The spacious primary bedroom features a private 3-piece ensuite complete with a relaxing jetted tub, while two additional generously sized bedrooms and a full 4-piece bathroom are thoughtfully positioned at the opposite end of the home, offering excellent privacy for family or guests. Step outside to a massive, fully fenced backyard with no rear neighbours, providing plenty of room for children, pets, gardening, or summer BBQs with family and friends. If you've been searching for an affordable home where the major updates have already been completed, this is an opportunity you won't want to miss!