

**9738 121 Avenue  
Grande Prairie, Alberta**

**MLS # A2255452**



**\$155,000**

<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>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	See Remarks		

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

**Inclusions:** 2 Sheds

Located in the Crystal Ridge community, this 1998 mobile home is one of the newer models in the area and offers excellent value. Inside, you'll find 3 bedrooms and 2 full bathrooms, including a primary suite, along with a bright kitchen highlighted by a skylight that fills the space with natural light. A dedicated laundry room adds everyday convenience, while the functional floor plan provides comfort and practicality. **BONUS UPDATES! NEW ROOF AND HOT WATER HEATER!** Outside, the fenced yard is ideal for enjoying time outdoors, and two storage sheds offer plenty of room for tools, equipment, or seasonal items. With its combination of affordability, space, and desirable features, this property is a great option for first-time buyers, investors, or those looking to settle into the Crystal Ridge neighborhood.