

**41, 9531 98 Street  
Grande Prairie, Alberta****MLS # A2263701****\$29,900**

<b>Division:</b>	MH - Country Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Linoleum, Tile
<b>Roof:</b>	Metal
<b>Basement:</b>	-
<b>Exterior:</b>	-
<b>Foundation:</b>	-
<b>Features:</b>	-

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	-
<b>Utilities:</b>	-

**Inclusions:** As is where is

This mobile home offers great potential with 2 bedrooms, including a primary bedroom with ensuite, plus a second full 4-piece bathroom. Functional layout featuring a separate laundry room and a boot room/mudroom for added convenience. With some TLC and vision, this property could be transformed into a cozy and affordable home or revenue property.