

**#63, 9531 98 Street  
Grande Prairie, Alberta**

**MLS # A2264727**

**\$56,900**



**Division:** MH - Country Estates

**Type:** Mobile/Manufactured House

**Style:** Mobile Home-Single Wide

**Size:** 908 sq.ft. **Age:** 1974 (52 yrs old)

**Beds:** 3 **Baths:** 1

**Garage:** Off Street, Unpaved

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** 24-71-6-W6

**Zoning:** -

**Utilities:** -

**Heating:** Forced Air

**Floors:** Vinyl Plank

**Roof:** Metal

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Inclusions:** none

Welcome to your new home! Located in Country Estates mobile home park Unit#63 will provide a cozy and safe place to call home with no rear neighbours. Boasting 3 bedrooms a large dining room, living room, and ample kitchen space this mobile has a quaint vibe that will put you in relaxation mode. New flooring throughout and new paint within the last few years, the exterior has newer skirting, R7 styrofoam insulation under the siding. Some other updated features include 12R insulation floor to ceiling, new vapour barrier, PEX plumbing. The shingles (2018) and hot water tank (2024) have been updated along with recent updates like baseboards and a new fridge complete this lovely home. This home won't last long, call your favorite REALTOR to view today!