

**12041 97 Street
Grande Prairie, Alberta**

MLS # A2269989



\$224,900

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	MHS
Foundation:	Other	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Beautifully updated three-bedroom, two-bathroom home on its own lot with no pad rental or condo fees. Extensively refreshed inside and out, offering the clean, modern feel of a new home in a quiet, established neighborhood. Features an open living and dining area, a spacious primary bedroom with ensuite including double sinks and walk-in shower, plus a main bath with deep soaker tub. Recent upgrades include a new furnace and chimney, new plumbing, upgraded windows, and a four-year-old hot water tank. The New kitchen boasts brand-new appliances, and the large washer and dryer are about a year old. Outside, enjoy a raised deck, fruit trees, berry bushes, and two sheds for storage and hobbies. Move-in ready and full of value—perfect for first-time buyers, downsizers, or anyone seeking affordable, comfortable living with outdoor space to enjoy.