

**12001, 96A St**  
**Grande Prairie, Alberta**

**MLS # A2160459**



**\$198,000**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	978 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Lawn, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Aluminum Siding , ICFs (Insulated Concrete Forms)

**Foundation:** Piling(s)

**Features:** Laminate Counters, Tray Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** MHS

**Utilities:** -

**Inclusions:** none

This bright and cheery, 3 bedroom home in Crystal Ridge is close to shopping and amenities. It's near a park/playground, at the end of a cul-de-sac, which means lots of parking! It also features an oversized, heated, single detached garage with lots of attic storage. The enclosed, attached porch leads to the front and back yard. On it's own lot. New furnace in 2018. New fence, some new paint and shingles on the garage were done in 2019. This property has everything you need to call it your new home today!