

**9738 119A Avenue  
Grande Prairie, Alberta**

**MLS # A2168444**



**\$150,000**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Ridge                  |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Modular Home                   |               |                   |
| <b>Size:</b>     | 1,204 sq.ft.                   | <b>Age:</b>   | 1979 (45 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad                    |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Yard                      |               |                   |

|                    |                                 |                   |     |
|--------------------|---------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Vinyl                 | <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>   | No Animal Home, No Smoking Home |                   |     |

**Inclusions:** Main furniture can be included for the right offer

Check out this AFFORDABLE and well price mobile on its own lot in Crystal Ridge! This 3 bed 1 bath home has been freshly painted, updates like some new vinyl flooring, Furnace , Shingles , all new pex water lines, most of the under belly tarp been replaced after the water lines were replaced, extra insulation in walls, insulated skirting. This is a perfect starter home or would even be a great rental investment with our hot rental market. Call a real estate professional today and get it before it's gone