

**9710 120 Avenue
Grande Prairie, Alberta**

MLS # A2251158



\$189,000

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,345 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	36-71-6-W6
Exterior:	Vinyl Siding	Zoning:	MHS
Foundation:	None	Utilities:	-
Features:	No Smoking Home		

Inclusions: Gazebo

A PERFECT STARTER HOME OR INVESTMENT OPPORTUNITY! This cozy 3 bed, 1 full bath mobile WITH ADDITION is conveniently located within walking distance to shopping and all amenities, You'll love the large, bright white kitchen with plenty of cupboards and counter space, gas stove and extremely functional with nearby dining area and laundry room with front load washer/dryer. Living room features a wood-burning fireplace with brick surround and built-in cabinets. TWO DECKS, off both the front and rear and a 4 unit parking pad. Non-smoking, pet free and recently professionally cleaned so this home is move-in ready! Owned lot no HOA fees, no land lease