

**47, 9531 98 Street
Grande Prairie, Alberta**

MLS # A2261741



\$55,900

Division:	MH - Country Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	904 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	-		

Inclusions: Fridge, Range, Washer, Dryer, Shed

This exceptional residence is conveniently situated in the heart of Grande Prairie, offering easy access to all the amenities located in downtown Grande Prairie. Meticulously maintained with various updates including siding, windows, new peaked roof, newer flooring th this home is in excellent condition and ready for new owners, representing a cost-effective alternative to renting. Boasting two large bedrooms, 4pc bathroom , separate laundry room, an open kitchen, a spacious living room providing comfortable living spaces. The expansive deck provides an ideal setting for enjoying the summer months and hosting barbeques. Call for an appointment today