

**12230 98 Street
Grande Prairie, Alberta**

MLS # A2272866



\$217,500

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,146 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Asphalt, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHS
Foundation:	Piling(s)	Utilities:	-
Features:	Bookcases, Open Floorplan, Skylight(s)		

Inclusions: Shed

Attention first-time home buyers and investors — if you’ve been waiting for a super affordable option in Grande Prairie, Santa just granted your wish! This exceptionally clean modular home offers a bright, open floor plan with updated vinyl plank flooring running throughout. The inviting kitchen features sleek white Samsung appliances and a charming island that’s perfect for meal prep or casual dining. Just off the kitchen sits a cozy den — an ideal spot for a home office, playroom, or creative space. At the opposite end of the home, you’ll find a second entrance with a dedicated laundry area, the full main bathroom, and a comfortable second bedroom. The spacious primary suite easily fits a king-sized bed and includes a walk-in closet and a 3-piece ensuite. The yard is fully fenced with chain-link fencing and includes a large shed for all your extra storage needs. Located in the popular Crystal Ridge area, this property offers convenience, affordability, and exceptional value. Call a licensed REALTOR® today to schedule your viewing.