9742 120 Avenue
Grande Prairie, Alberta

MLS # A2286924

$144,900

Division:	Crystal Ridge
Type:	Residential/Manufactured House
Style:	Modular Home
Size:	1,154 sq.ft.
Age:	1979 (47 yrs old)
Beds:	3
Baths:	2
Garage:	Parking Pad
Lot Size:	0.11 Acre
Lot Feat:	Back Yard

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	MHS
Foundation:	Piling(s)	**Utilities:**	-
Features:	Ceiling Fan(s), Pantry, Walk-In Closet(s)		

Inclusions:	N/A

Affordable home ownership opportunity! This home may need some cosmetic updates inside but make no mistake this property has been loved for a long time, and all the big-ticket items have been updated in the last couple of years. This well-maintained mobile home sits on its own lot with no pad fees, offering both comfort and value. Conveniently located close to shopping, restaurants, and everyday amenities. Recent updates include newer windows, furnace, and roof, providing peace of mind for years to come. The spacious living room is filled with natural light, creating a warm and inviting atmosphere. The kitchen features ample cupboard space and opens to a good-sized dining area, perfect for family meals and entertaining. The primary bedroom offers a large closet and a private ensuite complete with a relaxing tub. Outside has mature trees, large shed with power, and is mostly fenced. A great option for first-time buyers, downsizers, or investors