

**12038 97 Street
Grande Prairie, Alberta**

MLS # A2333403



\$169,900

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,234 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Private, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	MHS
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Welcome to Crystal Ridge, where comfort, value, and location come together. From the moment you step inside, you'll feel right at home. The beautifully updated kitchen is the true heart of the home, featuring warm oak cabinetry, updated countertops, a stylish backsplash, and an inviting design that makes everyday living and entertaining easy. The open-concept layout allows the kitchen, dining, and living areas to flow together seamlessly, while large windows fill the space with natural light, creating a bright and cozy atmosphere. Offering three bedrooms and one and a half bathrooms, this home is an excellent opportunity for first-time buyers, downsizers, or anyone looking for affordable home ownership in one of Grande Prairie's most desirable manufactured home communities. A spacious front entry and bonus flex space provide extra room for a home office, reading nook, or hobby area. Outside, you'll appreciate the oversized lot with convenient RV parking, giving you plenty of outdoor space to enjoy. The durable metal roof adds lasting value and peace of mind. Located just minutes from schools, parks, walking trails, shopping, restaurants, and other everyday amenities, this well-cared-for home offers the perfect combination of warmth, functionality, and location. No pad rental as this is an owned lot. Come see why Crystal Ridge continues to be one of Grande Prairie's favourite communities to call home.