Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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12205 97A Street
Grande Prairie, Alberta

MLS # A2354065

$244,900

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,103 sq.ft.	**Age:**	1994 (32 yrs old)
Beds:	3	**Baths:**	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

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

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS, SHED

For those seeking an exceptional opportunity in Grande Prairie’s desirable Crystal Ridge neighborhood, this meticulously maintained modular home presents a compelling proposition—a chance to embrace both comfort and considerable earning potential. Situated within a pie shaped lot spanning 4758 square feet, this detached one-story residence offers a serene backdrop, backing onto park/green space and enjoying convenient access via a back lane and cul-de-sac location. Inside, you’ll discover a bright and inviting living space, totaling 1103 square feet, characterized by durable laminate and linoleum flooring throughout. Three bedrooms provide ample space for family or guests, complemented by a full bathroom and dedicated laundry area—details further elaborated upon in the remarks section. Beyond its comfortable living spaces, this property boasts RV access/parking for four vehicles, alongside a deck for outdoor enjoyment. With its proximity to schools, shopping, sidewalks, street lights, walking/bike paths, and playground, Crystal Ridge provides a vibrant community atmosphere. This thoughtfully designed home, complete with community features such as park and street lights, represents more than just a residence; it’s a visionary development opportunity with significant commercial land potential—a chance to secure a piece of Grande Prairie’s flourishing landscape and capitalize upon its earning potential, all within this remarkable acre parcel.

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