

**21, 9531 98 Street
Grande Prairie, Alberta**

MLS # A2206964



\$62,500

Division:	MH - Country Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,107 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Wood Counters		

Inclusions: N/A

Wonderful little place to call home for anyone who is looking to live affordably with some extra cash in their pocket. Centrally located within short walking distance to many amenities. A lot of the main work has already been completed here including windows, peaked roof, trusses, shingles, 7" fully insulated walls, vinyl siding and skirting (2019), open kitchen with soft close hinges, butcher block countertops, flooring, wall panels in some areas, bathtub with fully tiled surround, vessel sink, pex plumbing (2020), 8x20 back deck, widened 3 car driveway, heat trace, painted walls/roof, led lights throughout, insulated skirting (2023) shower faucet, main water supply, door hardware (2024). Offering 2 bedrooms, 1 bathroom, spacious laundry room, open concept main living, fully fenced yard with a raised garden and shed. It is the perfect move in ready starter home!