



DON'T GAMBLE WITH YOUR HOME.
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9737 120 Avenue
Grande Prairie, Alberta

MLS # A2263951



\$239,900

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	915 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Private, S		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHS
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows		

Inclusions: Play structure,

Unbeatable Value! Fully Renovated Manufactured Home on Its Own Land Don't miss out on this exceptionally well-cared-for manufactured home located on a spacious, owned lot in an established Grande Prairie neighborhood Crystal Ridge. Offering an incredible combination of modern updates, functional living space, and an amazing yard, this property is a fantastic value for the price! Over the last five years, this home has undergone extensive, high-quality renovations designed to last for years to come. Move-in with confidence, knowing all the major and cosmetic work has been expertly completed! Key Home & Property Features: Modern Interior Living: Three Bedrooms & 1.5 Baths: A well-designed floor plan features a private master suite with a convenient half-bath at the front and two additional bedrooms and a full bath at the back. Brand New Kitchen: Enjoy a full, modern kitchen complete with all new appliances. Full Renovations: Updates include new flooring, doors, light fixtures, and both bathrooms. Mechanical Peace of Mind: Major upgrades include a new furnace and hot water on demand system. The home has also been recently leveled. Stunning Exterior & Yard: Fully Updated Exterior: The home features a new roof, windows, and siding. Oasis Backyard: Step out into a large, beautiful yard featuring brand new fencing, a covered deck with a heavy-duty Suntuf upgraded polycarbonate roof, and mature landscaping. Gardener's Delight: Enjoy fresh produce from your raised garden beds and several fruit trees, including two apple, three cherry, 2 crab apple and one plum tree. Storage & Parking: The property includes two large sheds on stable foundations and a three-car cement parking pad. A play structure is also included with the sale! Prime Location & Amenities This established neighborhood offers fantastic convenience.

You'll be within close proximity to amenities like the Prairie Mall and Superstore, various professional service providers, and a nearby playground for the kids. This home is truly ready for you to move in and enjoy for years to come. Given the extensive, top-to-bottom renovations and ownership of the land, NO CONDO FEES OR LOT RENT, the price is simply unbeatable!