

9601 122 Avenue  
Grande Prairie, Alberta

MLS # A2225407



**\$114,900**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,190 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	MHS
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** See Remarks

This mobile home in Grande Prairie sits on a spacious corner lot and is just a short walk from a nearby park - an ideal location for families, pet owners, or anyone who enjoys green space. Inside offers a functional layout with plenty of potential to personalize and make it your own. The large yard provides extra outdoor space for parking, play, or future plans. Whether you're looking to get into the market or add to your investment portfolio, this property is a great opportunity at an affordable price point in a convenient location.