

**12230 98 Street**  
**Grande Prairie, Alberta**

**MLS # A2272866**



**\$217,500**

<b>Division:</b>	Crystal Ridge		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,146 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MHS
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Open Floorplan, Skylight(s)		

**Inclusions:** Shed

Attention first-time home buyers and investors – if you’ve been waiting for a super affordable option in Grande Prairie, Santa just granted your wish! This exceptionally clean modular home offers a bright, open floor plan with updated vinyl plank flooring running throughout. The inviting kitchen features sleek white Samsung appliances and a charming island that’s perfect for meal prep or casual dining. Just off the kitchen sits a cozy den – an ideal spot for a home office, playroom, or creative space. At the opposite end of the home, you’ll find a second entrance with a dedicated laundry area, the full main bathroom, and a comfortable second bedroom. The spacious primary suite easily fits a king-sized bed and includes a walk-in closet and a 3-piece ensuite. The yard is fully fenced with chain-link fencing and includes a large shed for all your extra storage needs. Located in the popular Crystal Ridge area, this property offers convenience, affordability, and exceptional value. Call a licensed REALTOR® today to schedule your viewing.