

**12225 98 Street**  
**Grande Prairie, Alberta**

**MLS # A2306543**



**\$234,900**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Crystal Ridge                  |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide        |               |                   |
| <b>Size:</b>     | 1,216 sq.ft.                   | <b>Age:</b>   | 1998 (28 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad                    |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Yard                      |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** See Remarks

**Foundation:** Piling(s)

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** MHS

**Utilities:** -

**Inclusions:** N/A

A well-maintained mobile home on it's OWN lot which is situated on a corner lot that is fully fenced. The home features, 3 bedrooms and 2 bathrooms. Recent updates include shingles that were replaced around 2020, the furnace and hot water tank updated approximately in 2022. With spring and summer in the air, you can enjoy your maintenance free deck. Book your private viewing today!