ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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12123 98 Street
Grande Prairie, Alberta

MLS # A2341702

$239,900

Division:	Crystal Ridge		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,316 sq.ft.	**Age:**	1998 (28 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	**Water:**	Public
Floors:	Laminate, Linoleum	**Sewer:**	Public Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Composite Siding	**Zoning:**	MHS
Foundation:	Piling(s)	**Utilities:**	Cable
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: Shed

This is a well-maintained 1316 sq ft mobile home on it's own beautifully treed private fully fenced lot. The home features a very unique 3 bedroom, 2 and 1/2 bathroom plan. Master bedroom has ample room to accommodate a king size bed as well as a full 4pc bath and walk in closet. Huge open kitchen with abundance of oak cabinets make it any cooks dream. Recent updates include new shingles replaced this year, furnace, hot water tank, Stove and dishwasher updated in 2025 and washer dryer in 2024. Outside there is an abundance of trees for privacy including fruit trees as well as an additional storage shed. Book your private viewing today!

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