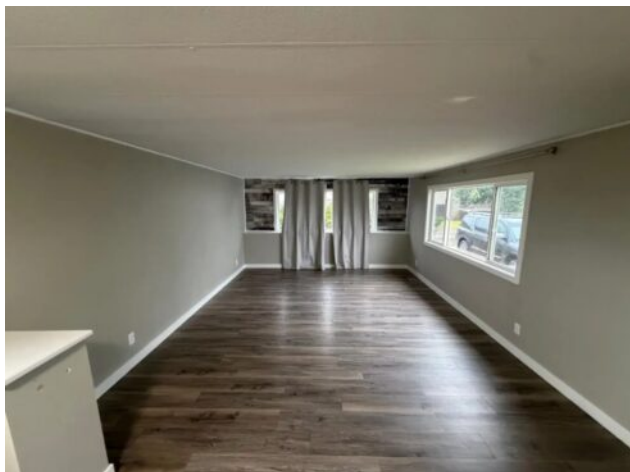


11918 98 Street  
Grande Prairie, Alberta

MLS # A2345372



**\$189,900**

|           |                                |        |                   |
|-----------|--------------------------------|--------|-------------------|
| Division: | Crystal Ridge                  |        |                   |
| Type:     | Residential/Manufactured House |        |                   |
| Style:    | Modular Home                   |        |                   |
| Size:     | 934 sq.ft.                     | Age:   | 1979 (47 yrs old) |
| Beds:     | 2                              | Baths: | 1                 |
| Garage:   | Parking Pad                    |        |                   |
| Lot Size: | 0.11 Acre                      |        |                   |
| Lot Feat: | Back Yard                      |        |                   |

|             |                         |
|-------------|-------------------------|
| Heating:    | Forced Air, Natural Gas |
| Floors:     | Vinyl Plank             |
| Roof:       | Asphalt                 |
| Basement:   | None                    |
| Exterior:   | Wood Frame              |
| Foundation: | Piling(s)               |
| Features:   | See Remarks             |

|            |     |
|------------|-----|
| Water:     | -   |
| Sewer:     | -   |
| Condo Fee: | -   |
| LLD:       | -   |
| Zoning:    | MHS |
| Utilities: | -   |

Inclusions: N/A

Affordable homeownership without the lot rent or condo fees! This recently renovated 934 sq. ft. mobile home offers 2 bedrooms and 1 full bathroom, with numerous updates including new siding and flooring. Priced at just \$199,900, it provides an affordable alternative to condo living—with the added benefit of owning your own lot. Outside, you’ll find a fully fenced yard, a private deck and two storage sheds, giving you plenty of room to relax, entertain and store your belongings. Whether you’re a first-time buyer, downsizing or looking for an investment property, this move-in-ready home offers excellent value and the freedom of owning both the home and the land.