

**21, 9531 98 Street**  
**Grande Prairie, Alberta**

**MLS # A2206964**



**\$62,500**

<b>Division:</b>	MH - Country Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Laminate, Linoleum, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	-
<b>Exterior:</b>	-
<b>Foundation:</b>	Wood
<b>Features:</b>	Ceiling Fan(s), Pantry, Wood Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	-
<b>Utilities:</b>	-

**Inclusions:** N/A

Wonderful little place to call home for anyone who is looking to live affordably with some extra cash in their pocket. Centrally located within short walking distance to many amenities. A lot of the main work has already been completed here including windows, peaked roof, trusses, shingles, 7" fully insulated walls, vinyl siding and skirting (2019), open kitchen with soft close hinges, butcher block countertops, flooring, wall panels in some areas, bathtub with fully tiled surround, vessel sink, pex plumbing (2020), 8x20 back deck, widened 3 car driveway, heat trace, painted walls/roof, led lights throughout, insulated skirting (2023) shower faucet, main water supply, door hardware (2024). Offering 2 bedrooms, 1 bathroom, spacious laundry room, open concept main living, fully fenced yard with a raised garden and shed. It is the perfect move in ready starter home!