

**9618 120A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2170114**



**\$229,900**

<b>Division:</b>	Crystal Heights		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	971 sq.ft.	<b>Age:</b>	1984 (40 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** Piling(s)

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** MHS

**Utilities:** -

**Inclusions:** N/A

Welcome to this charming home on it's own lot in Crystal Ridge. A perfect place for the first-time home buyer looking to make a delightful entry into home ownership. With two cozy bedrooms and a bathroom. The kitchen, positioned at the front of the house, features a brand new never used dishwasher, large pantry, and a nice-sized dining area with a lit window, while the appliances, barely used, promise almost-new convenience. Relax in the comfortable living space, warmed by the glow of a wood-burning fireplace, perfect for conserving power on those cooler evenings. All new plumbing underneath just four years ago, heat taped to endure the winters. Updates throughout the home include paint, modern fixtures, and a chic bathroom vanity. No carpets here. Outside, the large, fully fenced yard offers an expanse of green space, enhanced by the privacy of an easement. The oversized garage is plumbed for a heater. With five parking spaces, ample parking inside and out, and dedicated RV parking, you'll have no concerns about where to store your vehicles or host guests. The property features a paved driveway and comes with the added benefit of having no lot fees. This is a rare opportunity to secure a delightful house that's move-in ready