

\$239,900 - 9737 120 Avenue, Grande Prairie

MLS® #A2263951

\$239,900

3 Bedroom, 2.00 Bathroom, 915 sqft
Residential on 0.13 Acres

Crystal Ridge., Grande Prairie, Alberta

Unbeatable Value! Fully Renovated
Manufactured Home on Its Own Land
Don't miss out on this exceptionally
well-cared-for manufactured home located on
a spacious, owned lot in an established
Grande Prairie neighborhood Crystal Ridge.
Offering an incredible combination of modern
updates, functional living space, and an
amazing yard, this property is a fantastic value
for the price!

Over the last five years, this home has
undergone extensive, high-quality renovations
designed to last for years to come. Move-in
with confidence, knowing all the major and
cosmetic work has been expertly completed!

Key Home & Property Features:
Modern Interior Living:

Three Bedrooms & 1.5 Baths: A well-designed
floor plan features a private master suite with a
convenient half-bath at the front and two
additional bedrooms and a full bath at the
back.

Brand New Kitchen: Enjoy a full, modern
kitchen complete with all new appliances.

Full Renovations: Updates include new
flooring, doors, light fixtures, and both
bathrooms.

Mechanical Peace of Mind: Major upgrades



include a new furnace and hot water on demand system. The home has also been recently leveled.

Stunning Exterior & Yard:

Fully Updated Exterior: The home features a new roof, windows, and siding.

Oasis Backyard: Step out into a large, beautiful yard featuring brand new fencing, a covered deck with a heavy-duty Suntuf upgraded polycarbonate roof, and mature landscaping.

Gardener's Delight: Enjoy fresh produce from your raised garden beds and several fruit trees, including two apple, three cherry, 2 crab apple and one plum tree.

Storage & Parking: The property includes two large sheds on stable foundations and a three-car cement parking pad. A play structure is also included with the sale!

Prime Location & Amenities

This established neighborhood offers fantastic convenience. You'll be within close proximity to amenities like the Prairie Mall and Superstore, various professional service providers, and a nearby playground for the kids.

This home is truly ready for you to move in and enjoy for years to come. Given the extensive, top-to-bottom renovations and ownership of the land, NO CONDO FEES OR LOT RENT, the price is simply unbeatable!

Built in 1979

Essential Information

MLS® # A2263951

Price	\$239,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	915
Acres	0.13
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	9737 120 Avenue
Subdivision	Crystal Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5H4

Amenities

Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Concrete Driveway, Parking Pad

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Garden, Playground, Private Yard, Storage, Awning(s)
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level,

	Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	October 10th, 2025
Days on Market	23
Zoning	MHS

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.