

\$117,500 - 12029 - 96a Street, Grande Prairie

MLS® #A2264414

\$117,500

3 Bedroom, 1.00 Bathroom, 1,008 sqft
Residential on 0.12 Acres

Crystal Ridge., Grande Prairie, Alberta

Excellent Investment opportunity!OR stop paying rent. This single-wide mobile home is situated on a spacious corner lot of almost 6000 square feet with no lot fees, offering potential for rental income or future upgrades. The home features a sunken living room with charming faux wood ceiling beams, updated countertops, and cupboards, providing a comfortable living space for tenants or owners. With three bedrooms and an updated bathroom, this property is well-suited for families. Located close to a park and playground, it offers added appeal for families seeking convenience and community amenities. The large lot is partially fenced, providing privacy and outdoor space. Reasonably priced and ready for immediate occupancy or renovations, this property represents a sound investment in a desirable area. Don't miss out on this opportunity to add value and grow your portfolio.

Built in 1979

Essential Information

MLS® #	A2264414
Price	\$117,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,008
Acres	0.12



Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	12029 - 96a Street
Subdivision	Crystal Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5H6

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	Beamed Ceilings, Laminate Counters, Open Floorplan
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Garden, Playground, Private Entrance
Lot Description	City Lot, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	October 17th, 2025
Days on Market	10
Zoning	MHS

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.