

# \$205,000 - 9710 120 Avenue, Grande Prairie

MLS® #A2251158

**\$205,000**

3 Bedroom, 1.00 Bathroom, 1,345 sqft

Residential on 0.11 Acres

Crystal Ridge., Grande Prairie, Alberta

A PERFECT STARTER HOME OR INVESTMENT OPPORTUNITY! This cozy 3 bed, 1 full bath mobile WITH ADDITION is conveniently located within walking distance to shopping and all amenities, Youâ€™™ll love the large, bright white kitchen with plenty of cupboards and counter space, gas stove and extremely functional with nearby dining area and laundry room with front load washer/dryer. Living room features a wood-burning fireplace with brick surround and built-in cabinets. TWO DECKS, off both the front and rear and a 4 unit parking pad. Non-smoking, pet free and recently professionally cleaned so this home is move-in ready!

Built in 1979

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2251158                |
| Price          | \$205,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,345                   |
| Acres          | 0.11                    |
| Year Built     | 1979                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9710 120 Avenue |
| Subdivision | Crystal Ridge.  |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8V 5H3         |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | No Smoking Home                                              |
| Appliances        | Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Living Room, Wood Burning                                    |
| Basement          | None                                                         |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Landscaped, Street Lighting |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding                |
| Foundation        | None                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 12                |
| Zoning         | MHS               |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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