

\$237,000 - 12112 97b Street, Grande Prairie

MLS® #A2269491

\$237,000

3 Bedroom, 2.00 Bathroom, 1,120 sqft
Residential on 0.01 Acres

Crystal Ridge., Grande Prairie, Alberta

Welcome to this beautiful and well-maintained 3-bedroom, 2-bath manufactured home perfectly situated on a large corner lot in the desirable community of Crystal Heights. This property stands out with its spacious layout, and the rare bonus of being on your own lot—no rental or pad fees to worry about!

Step inside to find an inviting open-concept floor plan that seamlessly connects the living room, dining area, and kitchen. The living room offers a bright, airy feel with plenty of natural light and ample space for family gatherings. The kitchen features abundant cabinetry, generous counter space, and a functional design ideal for cooking and entertaining. The dining area easily accommodates a family-sized table and flows perfectly onto the deck for easy indoor-outdoor living.

The primary bedroom is a peaceful retreat with a full ensuite bathroom and excellent closet space. Two additional bedrooms and a second full bathroom make this home perfect for families, guests, or anyone needing a home office or hobby room.

Outside, you'll love the huge, fully usable yard, offering room for kids, pets, or gardening. Enjoy summer evenings on your maintenance-free deck, designed for low upkeep and long-lasting enjoyment. This property also features central air conditioning,



ensuring year-round comfort no matter the season.

Located in a quiet, family-friendly neighborhood close to schools, shopping, walking trails, and parks, this home provides both convenience and peace of mind. Whether you’re downsizing, just starting out, or simply looking for an affordable and comfortable home in a great location, this one checks all the boxes.

Built in 2004

Essential Information

MLS® #	A2269491
Price	\$237,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.01
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	12112 97b Street
Subdivision	Crystal Ridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V7P2

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	November 8th, 2025
Days on Market	2
Zoning	MHS

Listing Details

Listing Office	KIC Realty
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