

# \$224,900 - 12041 97 Street, Grande Prairie

MLS® #A2269989

## \$224,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.13 Acres

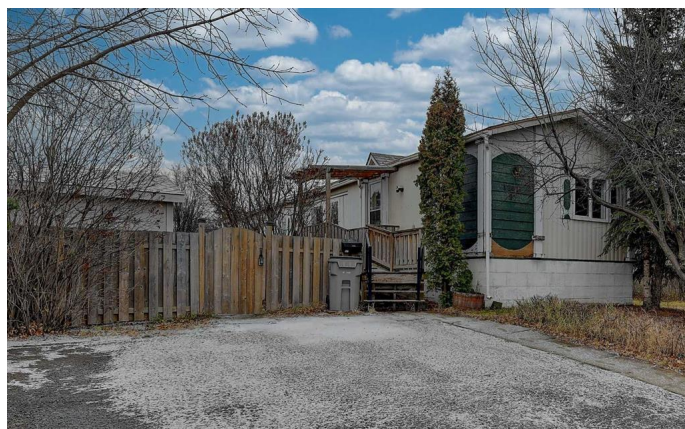
Crystal Ridge., Grande Prairie, Alberta

Beautifully updated three-bedroom, two-bathroom home on its own lot with no pad rental or condo fees. Extensively refreshed inside and out, offering the clean, modern feel of a new home in a quiet, established neighborhood. Features an open living and dining area, a spacious primary bedroom with ensuite including double sinks and walk-in shower, plus a main bath with deep soaker tub. Recent upgrades include a new furnace and chimney, new plumbing, upgraded windows, and a four-year-old hot water tank. The New kitchen boasts brand-new appliances, and the large washer and dryer are about a year old. Outside, enjoy a raised deck, fruit trees, berry bushes, and two sheds for storage and hobbies. Move-in ready and full of value—perfect for first-time buyers, downsizers, or anyone seeking affordable, comfortable living with outdoor space to enjoy.

Built in 1988

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2269989  |
| Price          | \$224,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,216     |
| Acres          | 0.13      |
| Year Built     | 1988      |



|          |                         |
|----------|-------------------------|
| Type     | Residential             |
| Sub-Type | Detached                |
| Style    | Single Wide Mobile Home |
| Status   | Active                  |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12041 97 Street |
| Subdivision | Crystal Ridge.  |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8V6A9          |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | ENERGY STAR Qualified Appliances                |
| Heating           | Forced Air                                      |
| Cooling           | None                                            |
| Basement          | None                                            |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground, Private Yard |
| Lot Description   | Back Yard, Few Trees     |
| Roof              | Asphalt Shingle          |
| Construction      | See Remarks              |
| Foundation        | Other                    |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | November 10th, 2025 |
| Zoning      | MHS                 |

### Listing Details

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

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