

# \$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 | 11                 |
| Zoning         | MHS                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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.