



**GRASSROOTS**  
REALTY GROUP

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97, 8060 100 Street  
Grande Prairie, Alberta

MLS # A2228790



**\$159,900**

|           |                           |        |   |
|-----------|---------------------------|--------|---|
| Division: | MH - Coachman             |        |   |
| Type:     | Mobile/Manufactured House |        |   |
| Style:    | Mobile Home-Single Wide   |        |   |
| Size:     | 1,008 sq.ft.              | Age:   | - |
| Beds:     | 2                         | Baths: | 1 |
| Garage:   | Off Street, Parking Pad   |        |   |
| Lot Size: | -                         |        |   |
| Lot Feat: | -                         |        |   |

|             |                    |            |   |
|-------------|--------------------|------------|---|
| Heating:    | Forced Air         | Water:     | - |
| Floors:     | See Remarks, Vinyl | Sewer:     | - |
| Roof:       | Asphalt Shingle    | Condo Fee: | - |
| Basement:   | -                  | LLD:       | - |
| Exterior:   | -                  | Zoning:    | - |
| Foundation: | -                  | Utilities: | - |
| Features:   | Closet Organizers  |            |   |

Inclusions: Shed

BETTER THAN BRAND NEW !!! THIS MOBILE WAS STRIPPED DOWN AND TOTALLY REBUILT. NEW WIRING, NEW PLUMBING, NEW 3/4" PLYWOOD SUBFLOOR, NEW ROOF, SOME NEW SIDING, NEW DRYWALL WALLS AND CEILINGS WITH TEXTURE, NEW 5' WALK IN SHOWER WITH CUSTOM BENCH SEAT, BEAUTIFUL "WOOD VANITY WITH TWO DRAWERS, NEW TOILET, STORAGE SHELF IN BATHROOM. THIS FLOORPLAN FEATURES TWO BEDROOMS AND LIVING ROOM AREAS. PERFECT FOR THE RETIRED COUPLE OR FIRST TIME BUYER WHO WANTS A ROOMMATE. THE ROOMS ARE LOCATED AT EITHER END OF THE MOBILE. THE BATHROOM IS CENTRALLY LOCATED AND LAUNDRY TOWER IS LOCATED JUST OUTSIDE OF THE BATHROOM. THE MINUTE YOU WALK INTO THIS BRAND NEW REBUILT MOBILE YOU WILL BE GREETED BY A LARGE SPACIOUS KITCHEN WITH A MASSIVE EATING BAR. THERE IS A CUSTOM BUILT IN SHELF AND LARGE PANTRY HIDDEN FROM VIEW. BEAUTIFUL VINYL PLANK INSTALLED THROUGH OUT. BRAND NEW WINDOWS, NEW DOORS, NEW ELECTRICAL PANEL, NEW POT LIGHTS, NEW ELECTRICAL FIXTURES AND NEW SMOKE DETECTORS. YOU WON'T WANT TO MISS THIS BEAUTY! SHE'S BUILT BETTER THAN NEW ! LOCATED BEHIND SOUTHSIDE SAFEWAY AND STATE & MAIN. LOTS OF SHOPPING AROUND THE CORNER. PARK AND BIKE TRAILS CLOSE BY. SELLING REALTOR HAS INTEREST IN MOBILE.