



GRASSROOTS
REALTY GROUP

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70, 8060 100 Street
Grande Prairie, Alberta

MLS # A2231877



\$82,500

| | | | |
|------------------|---------------------------|---------------|-------------------|
| Division: | MH - Coachman | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 815 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Driveway, Parking Pad | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-------------------------|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | - | LLD: | - |
| Exterior: | - | Zoning: | - |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Inclusions: dishwasher, microwave, stove, washer, dryer, shed.

This 2-bedroom, 1-bath mobile home offers 815 sq ft of cozy, functional space at a hard-to-beat price. Whether you're a first-time homebuyer looking to get into the market or an investor seeking a reliable rental property, this home checks all the boxes. You will be able to appreciate the amount of work that went into this place. It has a modern appeal without breaking the bank. There has been many updates from new kitchen, flooring, updated windows, electrical, plumbing, new bathroom, skirting, new furnace, and much more! Pad rent is \$590 and it covers proportionate share of property taxes, garbage, sewer, snow removal and park management. Water is extra and it roughly runs each unit about \$77/mth. With immediate possession available, you can move in or start renting right away. Don't miss out—schedule your showing today!