



GRASSROOTS
REALTY GROUP

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122, 10615 88 Street
Grande Prairie, Alberta

MLS # A2251137



\$127,000

Division:	MH - Trumpeter Village		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	-
Exterior:	-
Foundation:	Piling(s)
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: N/A

Nestled within the peaceful neighborhood of Trumpeter Village, sits this affordable and charming mobile home on a fully fenced yard that backs onto a walking trail and park. The property offers three cozy bedrooms, thoughtfully laid out to maximize privacy. The master suite, situated at the rear, is quite spacious, featuring a large double closet and a private ensuite for your convenience. At the opposite end, two additional bedrooms ensure ample space for family or guests, complemented by a separate bathroom, creating an ideal balance between living and personal space. At the heart of the home, the open-plan design promotes a harmonious flow from the kitchen through to the dining and living area. The kitchen comes equipped with plentiful cupboards, complemented by a hutch area off the dining space, perfect for both storage and display. Outside, the property boasts a good yard space, shed and 2 car parking. Land lease is \$604 and includes garbage/snow removal.