



GRASSROOTS
REALTY GROUP

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186, 10615 88 Street
Grande Prairie, Alberta

MLS # A2257463



\$119,900

Division:	MH - Trumpeter Village		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	872 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Tankless Hot Water		

Inclusions: Shed

STYLISH, RENOVATED MOBILE HOME IN TRUMPETER VILLAGE. Conveniently located near walking trails, parks, shopping, and schools, this home was fully renovated just three years ago and still shows like new. Step inside to a spacious tiled entryway that flows into a bright, open living area with a calm, modern feel. The home features two generous bedrooms, a full bathroom, and a private ensuite, providing comfort and convenience for everyday living. The kitchen combines modern cupboards, countertops, a composite sink, and stainless steel appliances, designed for both style and functionality, while the laundry area includes a convenient stackable washer and dryer that maximizes space. Renovations included new framing, wiring, plumbing, drywall, LED lighting, textured ceilings, trim, and doors. Energy-efficient upgrades include R-40 insulation in the floor, R-12 in the walls, R-20 in the ceiling, an upgraded furnace with new ducting, and hot water on demand for year-round comfort. Modern ceiling fans in every room add style and airflow, while the underside is fully sheathed with plywood for lasting durability. Outside, you'll find a back deck and a covered front deck for relaxing, and a handy shed for storage, with updated siding and shingles completing the exterior. The lot lease is \$604 per month, which includes garbage and snow removal. Meticulously maintained and move-in ready, this home is best experienced in person. Call today at 780-882-3000 to schedule your viewing!