



GRASSROOTS
REALTY GROUP

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144, 10615 88 Street
Grande Prairie, Alberta

MLS # A2258081



\$78,000

Division:	MH - Trumpeter Village		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,009 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Blinds

Welcome to Trumpeter Village, where this adorable fully renovated home is ready to impress. From top to bottom, no detail has been overlooked!!! Everything has been replaced in the last 13 years including appliances, wiring, PEX plumbing, furnace, hot water tank, heat tracing, siding, wall boards, shingles, windows, skirting, spray foam insulation in the attic and was recently professionally re-levelled. It's truly a worry-free home with modern finishes and timeless style. Step inside and you'll find a bright and functional eat-in kitchen with crisp white cabinetry, opening into a spacious living room perfect for relaxing or entertaining. This home features two large bedrooms, plus a versatile bonus room that works beautifully as an office or nursery. The bathroom has been completely updated with fresh, modern touches, adding both convenience and peace of mind. A welcoming addition creates a convenient mudroom at the front entry, leading to a deck with built-in seating. Just off to the side, a composite patio offers the perfect spot for outdoor furniture and enjoying quiet evenings. The yard is fully fenced, ideal for kids and pets, and a massive storage shed provides all the space you'll ever need. With its extensive updates and thoughtful features, this home is a rare find: perfect for first-time buyers, those looking to downsize, or investors seeking a move-in ready property. Don't wait on this one - Homes with this much value don't last long!!