



**51037 714 Township
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2293150



\$228,000

Division:	MH - Triple L		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,400 sq.ft.	Age:	-
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: AC, Shed

Beautifully cared-for manufactured home that was purchased and became an official home to the current owner in 2019! Located in Triple L Mobile Home Park, in the County of Grande Prairie, it offers peaceful living with convenient access to local amenities. This well-maintained home features newer vinyl plank flooring throughout, central air conditioning, and a large south-facing deck with built-in seating, perfect for enjoying sunny afternoons. Inside you’ll find three good-sized bedrooms, including a spacious primary suite with walk-in closet and private 4-piece ensuite. Two additional bedrooms are ideal for family, guests, or a home office and are complemented by a main 3-piece bathroom with tub. The bright south-facing living room welcomes plenty of natural light, while the dining area features French doors leading directly to the deck with built in seating, creating a seamless indoor-outdoor flow. The functional kitchen includes all appliances, a walk-in pantry, and a convenient island with plug-ins, making meal prep and entertaining easy. Outside, the shed at the back of the property is included, and the home backs onto open farm fields, offering a peaceful and serene setting. Located in Triple L Mobile Home Park, residents enjoy a family-friendly community with a playground just around the corner, plus easy access to nearby amenities in Grande Prairie including schools, shopping, restaurants, walking trails, and major commuter routes. A wonderful opportunity for comfortable, affordable living in a quiet park setting.