



GRASSROOTS
REALTY GROUP

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178, 10615 88 Street
Grande Prairie, Alberta

MLS # A2323522



\$149,900

Division:	MH - Trumpeter Village		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,989 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	2
Garage:	Asphalt, Driveway, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Block, Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	-		

Inclusions: Freezer and Fridge in addition. Shed

Rare opportunity to own the largest lot in Trumpeter Village! This property offers ample parking, a huge yard, and mature trees that create privacy while you relax on the large south facing deck. Step inside this spacious 1988 sq. ft. home and be welcomed by a substantial addition featuring a large entryway, plenty of storage space, and convenient access to the side yard. The addition also includes a bright, south-facing family room, perfect for gathering and entertaining. Offering a total of 4 bedrooms and 2 full bathrooms, the home provides plenty of room for a growing family. The main manufactured home features an open concept living area and a spacious primary suite complete with a large ensuite. A second addition provides even more storage space and a convenient secondary entrance. Take a look today to see the potential in this property! Recent updates include a new roof (2022), new furnace (2023), new hot water tank (2025), and the large addition with updated siding completed in (2006).