



GRASSROOTS
REALTY GROUP

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122, 10615 88 Street
Grande Prairie, Alberta

MLS # A2326765



\$152,000

Division:	MH - Trumpeter Village		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	-
Exterior:	-
Foundation:	Piling(s)
Features:	No Smoking Home

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

Inclusions: n/a

Welcome to the peaceful neighbourhood of Trumpeter Village. Here you will find this stunning property which features updates such as fresh paint in all rooms, new flooring throughout, a new fridge, a new dishwasher, new heat tape, an updated hot water tank and furnace, both with new sensors. The home has 3 bedrooms including the spacious primary bedroom with its own private ensuite and jetted tub. At the opposite end of the home there are 2 additional bedrooms and a second 4-piece bathroom. At the heart of the home, the open floor-plan design flows from the kitchen through to the dining and living area. The kitchen comes equipped with plenty of cabinets and is complemented by a second large pantry off the dining space, perfect for storage. Outside, the property boasts a great yard space, a storage shed and 2 car parking. The yard is fully fenced and backs onto a walking trail and children's playground. Plenty of Visitor parking is just around the corner. Land lease is \$604 and includes garbage/snow removal.