



**GRASSROOTS**  
REALTY GROUP

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352, 10615 88 Street  
Grande Prairie, Alberta

MLS # A2330400



**\$209,900**

|           |                           |        |                   |
|-----------|---------------------------|--------|-------------------|
| Division: | MH - Trumpeter Village    |        |                   |
| Type:     | Mobile/Manufactured House |        |                   |
| Style:    | Mobile Home-Single Wide   |        |                   |
| Size:     | 1,406 sq.ft.              | Age:   | 2014 (12 yrs old) |
| Beds:     | 3                         | Baths: | 2                 |
| Garage:   | Parking Pad               |        |                   |
| Lot Size: | -                         |        |                   |
| Lot Feat: | -                         |        |                   |

|             |                  |            |   |
|-------------|------------------|------------|---|
| Heating:    | Forced Air       | Water:     | - |
| Floors:     | Carpet, Laminate | Sewer:     | - |
| Roof:       | Asphalt Shingle  | Condo Fee: | - |
| Basement:   | -                | LLD:       | - |
| Exterior:   | -                | Zoning:    | - |
| Foundation: | -                | Utilities: | - |
| Features:   | -                |            |   |

Inclusions: NA

Welcome home to this well kept 1,408 sq. ft. mobile in Trumpeter Village, offering a bright and spacious interiors! Step inside through the front foyer, where you're welcomed into the large living room with vaulted ceilings and plenty of space to unwind or entertain. Just down from the living room, the kitchen continues the vaulted ceilings and offers lots of countertop space with a large eat-up island, a pantry, and a great open concept. The dining area sits across from the kitchen and features glass patio doors that lead directly to the large deck, perfect for barbecuing and enjoying the fully fenced yard. Tucked away at one end of the home, the primary bedroom offers added privacy along with vaulted ceilings, a spacious walk-in closet, and an ensuite complete with dual vanity, shower, and soaker tub. On the opposite end of the home, two additional bedrooms, both with vaulted ceilings, are located near a four piece bathroom, making this layout ideal for kids, an office, or hosting friends. Outside, you'll find plenty of space to enjoy with a large deck, fenced yard, and a storage shed. Land lease is \$610 and includes garbage/snow removal, land tax and common area maintenance. Call your REALTOR® today to book a showing.