



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

301, 10615 88 Street
Grande Prairie, Alberta

MLS # A2332082



\$208,900

Division:	MH - Trumpeter Village		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: none

Welcome to this stunning 1,520 sq. ft. 4-bedroom, 2-bathroom home, ideally situated on what may be the best lot in sought-after Trumpeter Village! Located on a quiet street, backing directly onto a park and beside a playground and visitor parking, this property offers the perfect blend of privacy, convenience, and family-friendly living. Inside, you'll love the bright and spacious open-concept floor plan featuring vaulted ceilings and an inviting living, dining, and kitchen area that's perfect for entertaining or everyday family life. The well-designed kitchen boasts an abundance of cabinetry, generous counter space, and an excellent layout for preparing meals and gathering with family and friends. This home is loaded with desirable extras, including built-in air conditioning to keep you comfortable all summer long and permanent exterior Christmas lights, making it easy to celebrate every season with the touch of a button. Step outside into the fully fenced and beautifully landscaped backyard, where you'll find a massive deck that's ideal for summer BBQs, relaxing evenings, or watching the kids play while enjoying the peaceful park views. Offering an unbeatable location, thoughtful upgrades, and move-in-ready condition, this exceptional home is one you won't want to miss. Book your private showing today!