



GRASSROOTS
REALTY GROUP

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

MLS # A2347190



\$212,900

Division:	MH - Triple L		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,514 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	23-71-5-W6
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Affordable living in Triple L! This well-maintained 3-bedroom, 2-bathroom modular home sits on a larger lot and offers the benefit of lower property taxes. The open-concept living, kitchen, and dining area provides a spacious and functional layout. The kitchen features a large island, corner pantry, and plenty of cupboard and countertop space, while the dining area offers garden door access to the deck. Two spacious bedrooms feature walk-in closets, while the primary bedroom includes its own walk-in closet and ensuite with double sinks and a jetted tub. A large laundry/utility room provides plenty of additional storage. Enjoy the added comfort of air conditioning during the warmer months. Lot rent is \$440/month and includes water, sewer, garbage pickup, and snow removal. Pets are welcome with park approval. Buyers must be approved by the park. A great opportunity for affordable homeownership with plenty of space inside and out!