



**GRASSROOTS**  
REALTY GROUP

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## 54 Coachman Village Grande Prairie, Alberta

**MLS # A2223471**



# \$99,900

<b>Division:</b>	MH - Coachman		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,074 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Living room TV and Mounts

Back on the market due to the buyer falling through, here's your second chance. If you missed it the first time, this might be the opening you've been waiting for... Welcome to a space that makes life easier, quieter, and more your own. This home offers a calm and comfortable way to step out of the rental cycle and into ownership without giving up the perks. Or maybe you're ready to downsize and looking for less responsibility. Everything is on one level, so there's no dragging laundry baskets upstairs or tripping over shoes at the bottom. The layout flows with ease, and the open living area is surprisingly spacious, especially with the massive peninsula island that feels like the heart of the home. Whether you're having friends over or just enjoying a slow morning coffee, it's made for real-life living. There's new flooring underfoot, fresh shingles overhead, and privacy out back thanks to towering mature trees and no rear neighbours. It's a home that's been cared for, and you can feel it. Even the lot rent is easy to work with. Water, sewer, garbage, and common area upkeep are all included, which means fewer bills and more breathing room. If you've been waiting for something simple, grounded, and attainable, this might just be it. Book your showing today and take that first step.