



**GRASSROOTS**  
REALTY GROUP

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67, 8010 100 Street  
Grande Prairie, Alberta

MLS # A2224534



**\$99,900**

<b>Division:</b>	MH - Coachman		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	896 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Driveway, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** none

Take a look at this recently totally updated and renovated mobile home, in one of the nicest Mobile Home Parks in Grande Prairie. Close to schools and shopping. Home is converted to 2 bedroom. New paint, plumbing, waterlines installed. Bathroom completely redone with new vanity, sink, toilet, tub and surround, taps and fixtures. Ceilings in bathroom, hallway, kitchen, livingroom and feature wall redone in shiplap. Looks amazing!! New flooring in kitchen, dining, front area. Kitchen cabinets redone, all new brushed nickel hardware. New light fixtures throughout. New front entrance door with digital lock. Living room has laminate floors with black brick feature wall. New furnace installed 5 years, ago, new HWT 3 year old, new windows-4 year old. Shingles done 1 year ago. New interior doors throughout. New skirting 4 years ago. Blinds throughout included. New Stainless Fridge, stove, included and overhead microwave. The deck is 12' x 16' treated wood with new stain applied. Nice 10' x 10' Shed also included at rear. All work done by Journeyman Tradesman. This home is ready to move into. Vendor Motivated. Call to view anytime.