



GRASSROOTS
REALTY GROUP

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**363, 10615 88 Street
Grande Prairie, Alberta**

MLS # A2240938



\$200,000

Division:	MH - Trumpeter Village		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Shingle Siding, Vinyl Siding	Zoning:	-
Foundation:	ICF Block	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	Jetted Tub, No Animal Home		

Inclusions: N/A

"Grande Haven", the name says it all. Open concept living at its finest. In the kitchen you'll find an island showing off a cook top stove, curved canopy fan and raised bar, wall/oven microwave combo and 3 door fridge. Very big master bedroom with en-suite featuring a beautiful central whirlpool tub, his/her separate sinks, 5' walk in shower and ample storage. Interior freshly painted in 2019, new sink tap and ceiling fans. This home comes complete with all stainless steel appliances, 10x10 shed, large deck and landscaping. Spacious paved parking pad for 2 vehicles means no street parking. Some features of the very well maintained community of Trumpeter Village are a pond with walking trails, playground, peace and quiet. Land lease is \$566 and includes garbage/snow removal, land tax and common area maintenance.