



GRASSROOTS
REALTY GROUP

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117, 8060 100 Street
Grande Prairie, Alberta

MLS # A2243742



\$99,900

Division:	MH - Coachman		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,038 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	-
Exterior:	-
Foundation:	Block
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: All Window Coverings

This 1977 3-bedroom, 1-bathroom mobile home is truly a standout, meticulously cared for and offering a level of charm and comfort you won't find elsewhere. Located on a rented lot in the desirable Coachman Village Park, this home is not only clean and well-maintained but features a host of updates, including newer shingles (9 years old) and a hot water tank replaced in 2021. As you approach, you'll immediately notice the exceptional curb appeal and its prime location at the end of the road, offering extra privacy and stunning views of Bear Creek Valley. With neighbors only on two sides, the setting feels spacious and peaceful. A cozy covered porch at the front of the home invites you to relax and enjoy rainy days or breathtaking sunsets. Step inside to discover a thoughtfully designed layout, beginning with a spacious boot room that offers ample storage for coats and gear. The bright, cheerful kitchen features fresh white cabinetry and matching appliances, with an inviting eat-in dining area flooded with natural light from the windows. The kitchen flows seamlessly into the spacious living room, where you'll be greeted by large south- and east-facing windows, allowing for plenty of sunshine throughout the day and into the evening. Down the hall, you'll find the laundry centre, a well-appointed 4-piece bathroom with added storage and an additional window above the shower to keep things bright and airy. Two charming spare bedrooms are next— one freshly painted in a soft pastel green, perfect for a child's room, and the other in neutral tones to suit any decor. At the back of the home, the generous primary bedroom boasts a wall-to-wall closet, offering plenty of space for all your belongings. The property also includes two sheds: a 10'x16' powered and heated workshop/shed that's perfect for

hobbies or storage, plus a garden shed for all your outdoor tools and gear. The yard is private and peaceful, and with a park and playground just down the road, it's an ideal location for families. You're within walking distance to grocery stores, restaurants, a dental office, and convenient transit routes—everything you need is right at your fingertips.