



**GRASSROOTS**  
REALTY GROUP

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144, 10615 88 Street  
Grande Prairie, Alberta

MLS # A2258081



**\$78,000**

Division:	MH - Trumpeter Village		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,009 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Blinds

Welcome to Trumpeter Village, where this adorable fully renovated home is ready to impress. From top to bottom, no detail has been overlooked!!! This home has been meticulously cared for, with every major update already taken care of for you. The electrical, PEX water lines, spray foam insulation in the ceiling, wall insulation and boarding, appliances, and heat tracing were all upgraded in 2016. Windows were replaced in 2012, followed by a new furnace in 2014 and new hot water tank in 2015. In 2018, the exterior received a full refresh with updated siding, skirting, and shingles. Most recently, the home was professionally re-levelled, giving you peace of mind that it's truly move-in ready. It's truly a worry-free home with modern finishes and timeless style. Step inside and you'll find a bright and functional eat-in kitchen with crisp white cabinetry, opening into a spacious living room perfect for relaxing or entertaining. This home features two large bedrooms, plus a versatile bonus room that works beautifully as an office or nursery. The bathroom has been completely updated with fresh, modern touches, adding both convenience and peace of mind. A welcoming addition creates a convenient mudroom at the front entry, leading to a deck with built-in seating. Just off to the side, a composite patio offers the perfect spot for outdoor furniture and enjoying quiet evenings. The yard is fully fenced, ideal for kids and pets, and a massive storage shed provides all the space you'll ever need. With its extensive updates and thoughtful features, this home is a rare find: perfect for first-time buyers, those looking to downsize, or investors seeking a move-in ready property. Don't wait on this one - Homes with this much value don't last long!!

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