



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2259188**



**\$149,900**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | MH - Trumpeter Village          |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House       |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide         |               |                   |
| <b>Size:</b>     | 1,216 sq.ft.                    | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad         |               |                   |
| <b>Lot Size:</b> | -                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, No Neighbours Behind |               |                   |

|                    |                         |                   |   |
|--------------------|-------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air              | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl | <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> | Piling(s)               | <b>Utilities:</b> | - |
| <b>Features:</b>   | -                       |                   |   |

**Inclusions:** N/A

This beautiful home was designed with comfort and relaxation in mind. With central A/C, updated flooring from just a few years ago, a huge deck with aluminum railings, and no rear neighbors, it's a property you'll be proud to call home. Inside, the welcoming entryway features a walk-in closet with tons of storage to keep coats, shoes, and everyday items organized. The spacious living room is the perfect place to gather with family and friends. The kitchen offers plenty of storage and flows nicely into the dining area, where patio doors open to the deck. From here you can take in peaceful views overlooking the open field behind the home. The primary bedroom includes a walk-in closet and an ensuite with a jetted tub that's perfect for unwinding at the end of the day. Two additional bedrooms provide great options for kids, guests, or a home office, while a full bathroom ensures everyone has the space they need. The laundry room also has plenty of storage to help keep life organized. Outside, you'll love the large fenced yard with no rear neighbors. It's private, quiet, and ideal for barbecues, morning coffee, or a safe play space for kids and pets. This property also offers excellent flexibility. It is currently tenant-occupied, and the wonderful tenant has lived here for over two years. They would be happy to stay long term if you're looking for an investment property. At the same time, they are actively exploring other rentals, so the home could also be available for buyers wanting to move in themselves. Whether you're investing, downsizing, buying your first home, or simply looking for a comfortable place to settle into, this property has so much to offer.