



**GRASSROOTS**  
REALTY GROUP

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332, 10615 88 Street  
Grande Prairie, Alberta

MLS # A2261522



**\$185,000**

Division:	MH - Trumpeter Village		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,217 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

**Inclusions:** Shed, Call/ some house hold goods included text listing agent

Home sweet home in affordable living! Situated on a corner lot, this an exceptional opportunity to own a lovingly maintained residence. The functional layout is designed to accommodate families. Enjoy the spacious terrace for barbecues and entertaining guests, particularly during summer. Kitchen upgrades include cupboards, an island, backsplash, counter top, sink (2024), Hot water tank (2023), and low maintenance surroundings with its wash rock landscape. The generously sized living room warmly welcomes guests and families, while the master's bedroom features a walk-in-closet and 4-pc ensuite. Two additional well sized bedroom and another 4-pc bathroom are located in the opposite side of the home. Don't miss this opportunity to live in the welcoming community of Trumpeter Village! Seller is including certain furnishings, check supplement for full list.