



**340, 10615 88 Street
Grande Prairie, Alberta**

MLS # A2265518



\$208,000

Division: MH - Trumpeter Village

Type: Mobile/Manufactured House

Style: Mobile Home-Double Wide

Size: 1,516 sq.ft. **Age:** 2014 (12 yrs old)

Beds: 3 **Baths:** 2

Garage: Driveway, Off Street, Parking Pad

Lot Size: -

Lot Feat: -

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: -

LLD: -

Exterior: Vinyl Siding

Zoning: -

Foundation: Piling(s)

Utilities: -

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, French Door, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Gazebo

Nestled in the tranquil Trumpeter Village community, awaits a delightful opportunity for affordable family living with this charming manufactured home, ideally positioned on a corner lot. Boasting three well-proportioned bedrooms, the property ensures ample space for a growing family. The master bedroom features a generous walk-in closet and an en-suite with a walk-in shower. A separate area within the home comprises two additional bedrooms, a bathroom, and a bonus room, offering a versatile space for children, guests, or a home office. The heart of the home, a C-shaped kitchen, offers dark cabinetry, providing abundance of cupboard and counter space. The living space extends effortlessly outdoors through French doors to a deck, with regal railing and under-deck storage. A gazebo stands as the centerpiece of outdoor entertainment and added privacy. Further highlights include a practical laundry room with additional storage, central air conditioning for those warm summer days, and heat tape with insulated skirting installed for year-round comfort and peace of mind. With two dedicated parking spots, this home ticks all the boxes for families seeking a serene lifestyle without compromising on convenience and functionality. Land lease is \$604/month.