



**51037 714 Township  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2293150**



**\$259,000**

<b>Division:</b>	MH - Triple L		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<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>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** AC, Shed

Beautifully cared-for manufactured home that was purchased and became an official home to the current owner in 2019! Located in Triple L Mobile Home Park, in the County of Grande Prairie, it offers peaceful living with convenient access to local amenities. This well-maintained home features newer vinyl plank flooring throughout, central air conditioning, and a large south-facing deck with built-in seating, perfect for enjoying sunny afternoons. Inside you’ll find three good-sized bedrooms, including a spacious primary suite with walk-in closet and private 4-piece ensuite. Two additional bedrooms are ideal for family, guests, or a home office and are complemented by a main 3-piece bathroom with tub. The bright south-facing living room welcomes plenty of natural light, while the dining area features French doors leading directly to the deck with built in seating, creating a seamless indoor-outdoor flow. The functional kitchen includes all appliances, a walk-in pantry, and a convenient island with plug-ins, making meal prep and entertaining easy. Outside, the shed at the back of the property is included, and the home backs onto open farm fields, offering a peaceful and serene setting. Located in Triple L Mobile Home Park, residents enjoy a family-friendly community with a playground just around the corner, plus easy access to nearby amenities in Grande Prairie including schools, shopping, restaurants, walking trails, and major commuter routes. A wonderful opportunity for comfortable, affordable living in a quiet park setting.