



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

344, 10615 88 Street
Grande Prairie, Alberta

MLS # A2133791



\$170,000

Division:	MH - Trumpeter Village		
Type:	Mobile/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,520 sq.ft.	Age:	2015 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: AS IS, WHERE IS, UPON POSSESSION

Lovely & lightly lived-in modular home in the very well-kept 'Trumpeter Village' Park. This 3 bedroom, 2 bathroom home has ample features including vaulted ceilings, corner gas fireplace in living room and with summer in our midst, outside there is a huge 12' x 22' deck with awesome gazebo cover for hosting all your events. There is also tons of kitchen cabinets, a flat top stove, built in wall microwave & oven, stainless steel fridge & dishwasher and food prep island. Handy pantry is just off the dining area to store all those essentials. Lots and lots of storage cabinets throughout the home including in the hallway, just off the kitchen leading down the hallway and even a spot to drop off your keys, hide the mail and check your makeup by the front door. Double closets are in the primary bedroom and you'll love the double sink vanity, soaker tub and separate walk-in shower in the ensuite. 2 bedrooms and main bath at the other end of the home allows for distance to provide privacy or quiet for the occupants. Nice laundry & utility area that leads to the back door and the deck. 10' X 10' shed to store the outside items or maybe even your bike or winter tires. Monthly lease rate is \$566.50. Fabulous opportunity to own a home in this tight real estate market! Contact a REALTOR® today for more info or to view! ***Please note: property is sold "as is, where is, upon possession." No warranties or representations. ***