



**GRASSROOTS**  
REALTY GROUP

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**128 Coachman Village  
Grande Prairie, Alberta**

**MLS # A2136734**



**\$89,900**

<b>Division:</b>	MH - Coachman		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	882 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt
<b>Basement:</b>	-
<b>Exterior:</b>	-
<b>Foundation:</b>	Block
<b>Features:</b>	-

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	-
<b>Utilities:</b>	-

**Inclusions:** NA

Welcome to your dream mobile home, where comfort meets convenience in every corner. As you step through the inviting front entrance, you're greeted by a versatile space that could serve as a cozy bedroom, a productive office, or a creative home studio &ndash; the choice is yours. Just beyond, a spacious living room bathed in natural sunlight from multiple windows beckons you to unwind. Imagine spending your days surrounded by built-in shelves filled with your favourite books and decor, in a room that truly feels like the heart of your home. This bright and airy space flows seamlessly into a well-appointed kitchen, featuring pristine white cabinets and ample storage to keep your culinary essentials organized and within reach. Down the hall, you'll find a convenient laundry area and a primary bedroom spacious enough to accommodate a king-size bed, offering you a serene retreat at the end of the day. The completely renovated bathroom is a true showstopper, boasting a dual vanity that makes mornings a breeze. An additional bedroom down the hall ensures there's plenty of space for family or guests. The home is loaded with thoughtful upgrades, roof, windows , doors , HWT, blinds, fresh paint, updated trim, and floors. Enjoy the peace of mind that comes with 1-inch insulation under the siding, and new insulated skirting with automatic vents, a newly redone water line from the main to the interior, and a meticulously cleaned furnace last fall further enhance the home's efficiency and comfort. Step outside to a backyard that features a handy shed, perfect for all your storage needs. And with a location directly across from a playground, your little ones will have endless opportunities for fun and adventure just steps from your front door. This meticulously updated mobile home is more than just a place to live &ndash; it's a place to thrive. Don't miss your chance to experience it for yourself.

Call your REALTOR® today to schedule a viewing and start your next chapter in this beautiful home!