



GRASSROOTS
REALTY GROUP

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314, 10615 88 STREET
Grande Prairie, Alberta

MLS # A2209244



\$149,900

Division:	MH - Trumpeter Village		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: FRIDGE STOVE DISHWASHER WASHER DRYER

Welcome to this inviting 1216 sqft home on a massive lot with NO REAR NEIGHBOURS! Inside, you'll find a bright, open-concept layout with plank flooring throughout -ideal for both everyday life and entertaining. The kitchen has an open concept with ample counter space, and excellent storage, flowing seamlessly into the dining and living areas. A HUGE BONUS included is a big Air Conditioning window unit with supports already installed in the main area! The primary suite is a relaxing retreat with its own ensuite with a jetted soaker tub. The two additional bedrooms offer flexibility for children, guests, or a home office. Step outside to enjoy the spacious west-facing deck—the perfect spot to soak up the evening sun. The large backyard also features a garden box, ideal for growing your favourite veggies or flowers. And with no rear neighbours, you'll enjoy added privacy and peace. Notable updates include a 1-year-old hot water tank, new washing machine, and a new chimney system (2019). Pad rent is 583.50/month This home offers the perfect blend of comfort, space, and thoughtful upgrades. Don't miss out—book your showing today!