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.