

136, 10615 88 Street  
Grande Prairie, Alberta

MLS # A2268726



**\$129,900**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | MH - Trumpeter Village    |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide   |               |                   |
| <b>Size:</b>     | 1,136 sq.ft.              | <b>Age:</b>   | 1985 (40 yrs old) |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Asphalt, Parking Pad      |               |                   |
| <b>Lot Size:</b> | -                         |               |                   |
| <b>Lot Feat:</b> | -                         |               |                   |

|                    |                               |
|--------------------|-------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas       |
| <b>Floors:</b>     | Carpet, Laminate, Other       |
| <b>Roof:</b>       | Asphalt Shingle               |
| <b>Basement:</b>   | -                             |
| <b>Exterior:</b>   | Mixed, Vinyl Siding           |
| <b>Foundation:</b> | Other, Wood                   |
| <b>Features:</b>   | Open Floorplan, Vinyl Windows |

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

**Inclusions:** None

Immediate possession is available on this fully updated three bedroom, two bath home in Trumpeter Village. If you've been looking to get into home ownership, downsize or increase your rental portfolio, this property is priced to sell at an affordable price and may be the one for you! Many updates have been completed over the years, allowing the new owner to just move in and start enjoying the property. More recent renovations include a new belly pan with all new plumbing under the home along with heat tapes, inside plumbing lines, home leveled, new chain-link fenced yard. Besides these, the home has seen the following renovations in the past five+/- years: windows, shingles, siding, eaves, hot water tank, flooring, accessible shower in the ensuite, paint and trim. In addition to all of this the yard is fenced and landscaped with a shed to store your items. Call your favorite agent today to have a look at this move-in ready home!