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362, 10615 88 Street  
 Grande Prairie, Alberta

MLS # A1027692



**\$185,000**

<b>Division:</b>	MH - Trumpeter Village		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	-		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2018 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, Parking Pad, Paved		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Concrete, Piling(s)	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Crown Molding, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting

**Inclusions:** -

Brand new modern touches and thoughtful features through this show home! With a neutral color pallet flowing throughout. Everything you love in a home- Vinyl flooring, pots/pans drawer, sideXside fridge/freezer combo, extended island, walk through pantry leading to utility/laundry room. Open floorplan with large windows to keep it naturally bright. Master bedroom at the back with walk in closet and full en suite. Two big inviting bedrooms at the front, one having a walk in closet, along with the main bathroom. Garden doors off the dining room leads out onto the brand new deck. This home comes complete with slate appliances, shed, large deck & landscaping. Some features of the very well maintained community of Trumpeter Village are a pond with walking trails, playground, and peace and quiet. Land lease is \$536 and includes garbage/snow removal, land tax and common area maintenance. Bonus buyer incentive-6 months land lease paid by seller.