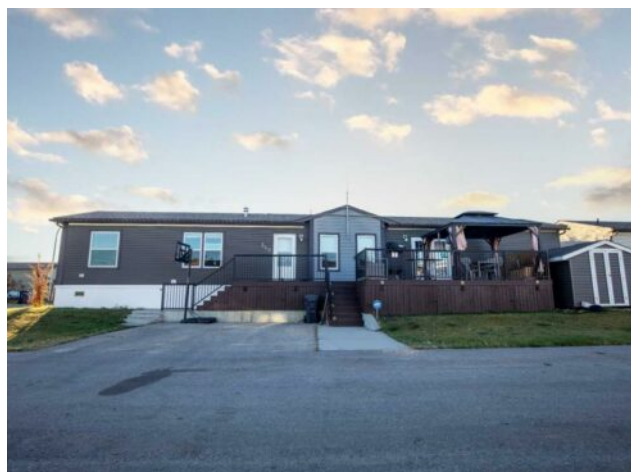


**340, 10615 88 Street  
Grande Prairie, Alberta****MLS # A2265518****\$200,000**

<b>Division:</b>	MH - Trumpeter Village		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,516 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas**Floors:** Carpet, Laminate, Linoleum**Roof:** Asphalt Shingle**Basement:** -**Exterior:** Vinyl Siding**Foundation:** Piling(s)**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**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** -**Utilities:** -

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.