

**319, 10615 88 Street  
Grande Prairie, Alberta****MLS # A2276776****\$199,900**

<b>Division:</b>	MH - Trumpeter Village		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** Shed

POTENTIAL FOR GARAGE!! - NO REAR NEIGHBORS!!! Step inside this spacious and rare 4-bedroom, 2-bathroom home and instantly feel the warmth of its open and inviting layout. The kitchen is a true standout &mdash; featuring a large island with the dishwasher conveniently built in, a massive walk-in pantry, and a microwave that doubles as a hood range fan. Triple windows in the dining area fill the space with natural light, creating a bright and airy atmosphere throughout. Enjoy the outdoors with a spacious deck and a shed behind the home making it perfect for relaxing or entertaining. A convenient shed provides extra storage for toys, tools, or all your summer and winter gear. Located in one of Grande Prairie's most sought-after mobile home communities, you'll be just minutes from schools, parks, and amenities. Homes like this, don't come up often. Don't miss your chance to make it yours!