

**146, 10615 88 Street  
Grande Prairie, Alberta**

**MLS # A2194017**



# \$209,900

<b>Division:</b>	MH - Trumpeter Village		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, Parking Pad, Paved, See Remarks		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	-		

**Inclusions:** SHED

**WOWZA!!! SHOW STOPPER !!! DREAM MOBILE HOME LOCATED CONVENIENTLY IN TRUMPETER VILLAGE MOBILE HOME PARK!!!** Affordable Modern manufactured home living. Check out this jazzy 2018 open concept floor plan. Vaulted ceilings with wood beam accents though out the main living area. This kitchen is a show stopper and features a built in eating bar / island. Modern sleek finishings with total functionality! Retire to the comfy great room after you create that special dinner in your chef's kitchen. The master suite and ensuite are comparable to those high end luxury homes. Double walk-in closets and be prepared for the spa like retreat in your ensuite bathroom. Ensuite features include his & her sinks, free standing soaker tub and a separate private shower. The additional bedrooms are conveniently located at the front of the home and there is another 4 piece bathroom beside the additional bedrooms. This home is fully fenced and completely landscaped and features a brand new \$5000 dollar metal gazebo complete with wrap around bug net. There are two exterior pressure treated decks that were freshly stained the summer of 2024. There is a 8x8 shed convenient for all of your storage needs. This home includes a \$2000 home security system with 2 exterior ring cameras with alarms and flood lights. The home was releveled spring of 2022. Trumpeter Village is a top notch mobile home community featuring a pond where you will find geese chilling and enjoying the peace and tranquility. There are also walking trails and a playground/park and is a short drive to the Cobblestone shopping plaza. Land lease is \$583 per month and this trailer could be moved to an acreage if so desired! Call your favourite agent today to view this amazing property !!!