

**323, 10615 88 Street
Grande Prairie, Alberta**

MLS # A2200866



\$209,900

Division:	MH - Trumpeter Village		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,482 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Paved, Side By Side		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Gazebo, Landscaped, No Neighbours Behind		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Piling(s)	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: Front Entrance shoe shelf, upper cabinets on wall in office/bedroom, 10x12 Shed

Immaculate upgraded Modular home (2013) that sits in the lovely neighborhood of Trumpeter Village Park in Grande Prairie. This home offers amazing upgrades & a fantastic location with NO rear neighbors (only trees & wildlife). This home is 1482 sq. ft. (19'6" wide x 76' long) & has a fenced yard, large wooden gazebo built in the yard with a 2 yr old hot tub, 10' x 12' Shed, & a gazebo on the upper deck. There are 4 bedrooms & 2 bathrooms. There is extensive upgrades throughout: new paint, new flooring, new light fixtures, blinds, new baseboards/trim, completely upgraded ensuite bathroom (new vanity with quartz counter, new 5ft. shower with seat, new toilet, flooring, lighting); the main bathroom has new fixtures, sink, faucet, flooring. The overall decor is bright & an open concept design. The Kitchen has upper white cabinets & blue lower cabinets & there are "a lot" of cabinets both in the kitchen & dining area. The kitchen has an island with the main sink & good size walk in pantry. All the appliances are stainless steel in the kitchen & only 2 yrs old. The back entrance is very spacious with a coat closet, storage closet & laundry area (washer/dryer are full size & only 2 yrs old). This home really is absolutely wonderful - clean, modern & ready for the next owner! Modular make: Friendship Homes of MN Inc. Model 143522 Serial # 34519 CSA # 6532. The monthly lot rent is \$567.00. Water is metered by the park & this owner pays approximately \$75.00 per month for water. The fee for garbage is \$12.99 per month. This owner also has a RV parking/RV storage spot for \$29.00 per month. All buyers must be approved through the Parkbridge Communities office as a condition of purchase.