

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

**MLS # A2200866**



# \$209,900

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

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Public Sewer
<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>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	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.