

**314, 10615 88 STREET
Grande Prairie, Alberta****MLS # A2209244****\$149,900**

Division:	MH - Trumpeter Village		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Shingle
Basement:	-
Exterior:	-
Foundation:	-
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: FRIDGE STOVE DISHWASHER WASHER DRYER

Welcome to this inviting 1216 sqft home on a massive lot with NO REAR NEIGHBOURS! Inside, you'll find a bright, open-concept layout with plank flooring throughout -ideal for both everyday life and entertaining. The kitchen has an open concept with ample counter space, and excellent storage, flowing seamlessly into the dining and living areas. A HUGE BONUS included is a big Air Conditioning window unit with supports already installed in the main area! The primary suite is a relaxing retreat with its own ensuite with a jetted soaker tub. The two additional bedrooms offer flexibility for children, guests, or a home office. Step outside to enjoy the spacious west-facing deck—the perfect spot to soak up the evening sun. The large backyard also features a garden box, ideal for growing your favourite veggies or flowers. And with no rear neighbours, you'll enjoy added privacy and peace. Notable updates include a 1-year-old hot water tank, new washing machine, and a new chimney system (2019). Pad rent is 583.50/month This home offers the perfect blend of comfort, space, and thoughtful upgrades. Don't miss out—book your showing today!