

**108, 10615 88 Street**  
**Grande Prairie, Alberta**

**MLS # A2274670**



**\$79,900**

<b>Division:</b>	MH - Trumpeter Village		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	924 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Floors:** Linoleum, Vinyl

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Vinyl Siding

**Foundation:** Block, Wood

**Features:** Built-in Features, Laminate Counters, Open Floorplan, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, WINDOW COVERINGS, SHED.

Affordable living in the heart of Grande Prairie! Trumpeter Village is a well-appointed mobile home subdivision with maintained streets and playground. You are close to all amenities, living in this great starter home! There are 2 bedrooms and a 5-piece large bathroom with laundry! The dishwasher is new, the washer was recently updated, and newer flooring and paint throughout the home. It's an entertainer's kitchen with lots of cabinets and bright open concept. The yard is ideal for this neighbourhood, with chain link fencing and 10 x 12 ft shed. The deck is HUGE 10 ft wide x 40 ft long with separation gates for pets! Home is available for immediate possession and can be yours before the end of the year!