

**313, 10615 88 Street  
Grande Prairie, Alberta**

**MLS # A2274522**



**\$200,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | MH - Trumpeter Village              |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House           |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide             |               |                   |
| <b>Size:</b>     | 1,406 sq.ft.                        | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 4                                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | -                                   |               |                   |

|                    |                  |                   |   |
|--------------------|------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air       | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Linoleum | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | -                | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | -                | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | Piling(s)        | <b>Utilities:</b> | - |
| <b>Features:</b>   | -                |                   |   |

**Inclusions:** Hot tub

Available for immediate possession! This well cared for 4 bedroom, 2 bathroom home offers the perfect blend of comfort, space, and community. Step inside and you'll find a bright and functional layout designed to suit families of all sizes. Enjoy the outdoors on the large deck complete with a hot tub, perfect for relaxing evenings or entertaining friends. With no rear neighbours, you'll appreciate the added privacy and peaceful views right from your backyard. The property also features a single detached gated garage, providing year round convenience, extra storage and a warm place to park your vehicle in the winter months. Located in a great community, this home has been lovingly maintained and is move in ready for its next owners. Don't miss the opportunity to make this property yours!