

**186, 10615 88 Street  
Grande Prairie, Alberta**

**MLS # A2257463**



**\$119,900**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | MH - Trumpeter Village    |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide   |               |                   |
| <b>Size:</b>     | 872 sq.ft.                | <b>Age:</b>   | 1973 (52 yrs old) |
| <b>Beds:</b>     | 2                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Parking Pad     |               |                   |
| <b>Lot Size:</b> | -                         |               |                   |
| <b>Lot Feat:</b> | -                         |               |                   |

|                    |                                    |                   |   |
|--------------------|------------------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas            | <b>Water:</b>     | - |
| <b>Floors:</b>     | Ceramic Tile, Laminate             | <b>Sewer:</b>     | - |
| <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> | -                                  | <b>Utilities:</b> | - |
| <b>Features:</b>   | Ceiling Fan(s), Tankless Hot Water |                   |   |

**Inclusions:** Shed

**STYLISH, RENOVATED MOBILE HOME IN TRUMPETER VILLAGE.** Conveniently located near walking trails, parks, shopping, and schools, this home was fully renovated just three years ago and still shows like new. Step inside to a spacious tiled entryway that flows into a bright, open living area with a calm, modern feel. The home features two generous bedrooms, a full bathroom, and a private ensuite, providing comfort and convenience for everyday living. The kitchen combines modern cupboards, countertops, a composite sink, and stainless steel appliances, designed for both style and functionality, while the laundry area includes a convenient stackable washer and dryer that maximizes space. Renovations included new framing, wiring, plumbing, drywall, LED lighting, textured ceilings, trim, and doors. Energy-efficient upgrades include R-40 insulation in the floor, R-12 in the walls, R-20 in the ceiling, an upgraded furnace with new ducting, and hot water on demand for year-round comfort. Modern ceiling fans in every room add style and airflow, while the underside is fully sheathed with plywood for lasting durability. Outside, you'll find a back deck and a covered front deck for relaxing, and a handy shed for storage, with updated siding and shingles completing the exterior. The lot lease is \$604 per month, which includes garbage and snow removal. Meticulously maintained and move-in ready, this home is best experienced in person. Call today at 780-882-3000 to schedule your viewing!