

**132, 8060 100 Street
Grande Prairie, Alberta**

MLS # A2266401



\$45,000

Division:	MH - Coachman		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,008 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	Driveway, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	-		

Inclusions: extra flooring, peel and stick tile, hoodfan in box - ALL appliances and inclusion are AS IS

Looking for an affordable home with major updates already done? Welcome to 132 Coachman Village in Grande Prairie! This three-bedroom, one-bath mobile offers incredible value at just \$45,000 and sits on one of the largest lots in the park—right across from a greenspace and playground. Inside, you’ll find an open-concept living room and kitchen with plenty of natural light, a cozy layout, and a convenient laundry area with built-in shelving. The home has seen many important upgrades over the years, including: a new furnace (2025), hot water tank (2025), majority of windows (2025), back porch (2025), plywood skirting (2025), shingles (2019), reinsulated and sealed underbelly (2018), and deck and steps (2020/2021). Plus, a brand-new hood fan (still in the box), extra flooring, and peel-and-stick tile are included for your finishing touches. Enjoy outdoor living with established shrubs for curb appeal, a shed for extra storage, and a large yard that gets mowed for you as part of the lot rental. Lot rent is \$660/month and includes water, sewer, garbage/recycling, and common area maintenance—keeping things simple and affordable. Move-in ready and packed with potential, this home is perfect for first-time buyers, downsizers, or investors. Buyers must be approved by Parkbridge management before purchase.