

**#204, 10615 88 St**  
**Grande Prairie, Alberta**

**MLS # A2304035**



**\$119,000**

<b>Division:</b>	MH - Trumpeter Village		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Inclusions:** N/A

Welcome to Trumpeter Mobile Home Park, a sought-after and well-maintained community known for its pride of ownership. This 3-bedroom, 2-bathroom modular offers a great layout, including a spacious primary bedroom with ensuite. The home features plenty of natural light from large windows and a skylight over the kitchen sink, creating a bright and open feel. This property offers a great opportunity for buyers looking to add value and make it their own. Lot fees include common area maintenance, garbage, snow removal, and sewer. Conveniently located just minutes from schools, parks, walking trails, and shopping.