

**29, 55011 Township Road 714
Grande Prairie, Alberta**

MLS # A2329874



\$84,900

Division:	MH - Meadowview		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,074 sq.ft.	Age:	1974 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Shed x2, Lawn Mower, Snow Blower

This beautifully renovated home is the perfect blend of charm, affordability, and practicality. Offering 2 bedrooms and 1 full bathroom, this move in ready property sits on a spacious double lot, giving you plenty of outdoor space to enjoy without sacrificing convenience. Inside, you'll love the bright, updated interior featuring engineered laminate and vinyl flooring (2024), a cozy pellet stove that creates a warm and inviting living room, and a functional layout designed for comfortable everyday living. The kitchen is equipped with a new dishwasher (2024), while the washer was also replaced in 2024, making this home truly ready for its next owner. Step outside to the covered back patio, the perfect place to relax with your morning coffee or entertain friends and family rain or shine. Two storage sheds provide ample space for all your tools and seasonal items, and as an added bonus, the snow blower and lawn mower are included with the sale! This home has been extensively renovated over the years, including updated electrical with 100 amp copper service (2017), PEX plumbing (2017), new windows and doors (2017), a durable metal roof (2018), vinyl and metal siding (2018), a new electric hot water tank (2017), and new electric baseboard heaters (2024). The home is also situated on pilings for added peace of mind. Located in Meadowview, you'll enjoy being just minutes from everyday amenities including Shoppers Drug Mart, FreshCo, TD Bank, Old Smokes Cafe, restaurants, and more. Lot rent is \$740 per month and includes water, sewer, and garbage collection, making for easy, affordable living in a fantastic location. Whether you're looking to downsize, purchase your first home, or invest in an affordable, fully updated property, this charming home is one you won't want to miss!