

**110, 10615 88 Street
Grande Prairie, Alberta**

MLS # A2330216



\$89,900

Division:	MH - Trumpeter Village		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	896 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Block	Utilities:	-
Features:	-		

Inclusions: Shed

Discover incredible value with this beautifully updated and meticulously maintained modular home that offers an impressive combination of style, comfort, and affordability. From the moment you arrive, you'll appreciate the attractive curb appeal featuring a double paved driveway, welcoming walkway, and sturdy front deck that creates the perfect place to enjoy your morning coffee or unwind at the end of the day. Pride of ownership shines throughout with numerous exterior upgrades including newer siding, windows, and eavestroughs, giving the home a fresh, modern appearance while providing added peace of mind. Step inside to a bright, inviting interior where contemporary grey laminate flooring, crisp white trim, and soft neutral walls create a warm, airy atmosphere that feels instantly like home. The thoughtfully designed L-shaped kitchen showcases timeless white cabinetry, stylish tile backsplash, generous counter space, and an efficient layout that makes everyday cooking a pleasure. The oversized living room is an absolute standout, offering an abundance of space for entertaining family and friends or simply relaxing in comfort. Originally designed as two bedrooms, the current owners have transformed the space into one exceptionally large bedroom, creating an impressive retreat that could easily be converted back to two bedrooms should your family's needs change. The beautifully refreshed main bathroom features a sleek modern vanity, elegant oval soaker tub, and conveniently doubles as the laundry area while still offering room for additional storage solutions. Tucked away at the rear of the home for added privacy, the spacious primary bedroom provides a peaceful escape from the main living areas. Outside, you'll fall in love with the enormous fully fenced yard complete with a partial dog run, plenty of room for children, pets, gardening, or entertaining, plus

a 10' x 12' storage shed for all your tools and seasonal equipment. Finding a home that has been cared for and updated to this level at such an affordable price is becoming increasingly rare, making this an outstanding opportunity for first-time buyers, downsizers, or anyone looking for exceptional value. This is truly one of the nicest homes you'll find in its price range, and it deserves to be experienced in person.