

70, 8060 100 Street  
Grande Prairie, Alberta

MLS # A2231877



## \$82,500

<b>Division:</b>	MH - Coachman		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	815 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<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>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** dishwasher, microwave, stove, washer, dryer, shed.

This 2-bedroom, 1-bath mobile home offers 815 sq ft of cozy, functional space at a hard-to-beat price. Whether you're a first-time homebuyer looking to get into the market or an investor seeking a reliable rental property, this home checks all the boxes. You will be able to appreciate the amount of work that went into this place. It has a modern appeal without breaking the bank. There has been many updates from new kitchen, flooring, updated windows, electrical, plumbing, new bathroom, skirting, new furnace, and much more! Pad rent is \$590 and it covers proportionate share of property taxes, garbage, sewer, snow removal and park management. Water is extra and it roughly runs each unit about \$77/mth. With immediate possession available, you can move in or start renting right away. Don't miss out—schedule your showing today!