

313, 10615 88 Street  
Grande Prairie, Alberta

MLS # A2274522



## \$200,000

<b>Division:</b>	MH - Trumpeter Village		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,406 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<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>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Hot tub

Available for immediate possession! This well cared for 4 bedroom, 2 bathroom home offers the perfect blend of comfort, space, and community. Step inside and you'll find a bright and functional layout designed to suit families of all sizes. Enjoy the outdoors on the large deck complete with a hot tub, perfect for relaxing evenings or entertaining friends. With no rear neighbours, you'll appreciate the added privacy and peaceful views right from your backyard. The property also features a single detached gated garage, providing year round convenience, extra storage and a warm place to park your vehicle in the winter months. Located in a great community, this home has been lovingly maintained and is move in ready for its next owners. Don't miss the opportunity to make this property yours!