

**319, 10615 88 Street
Grande Prairie, Alberta**

MLS # A2266065



\$206,750

Division:	MH - Trumpeter Village		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island		

Inclusions: Shed

Step inside this spacious and rare 4-bedroom, 2-bathroom home and instantly feel the warmth of its open and inviting layout. The kitchen is a true standout — featuring a large island with the dishwasher conveniently built in, a massive walk-in pantry, and a microwave that doubles as a hood range fan. Triple windows in the dining area fill the space with natural light, creating a bright and airy atmosphere throughout. Enjoy the outdoors with a spacious deck and a shed behind the home making it perfect for relaxing or entertaining. A convenient shed provides extra storage for toys, tools, or all your summer and winter gear. Located in one of Grande Prairie’s most sought-after mobile home communities, you’ll be just minutes from schools, parks, and amenities. Homes like this, don’t come up often. Don’t miss your chance to make it yours! Ask your local bank about a CLIP loan to help with your purchasing needs.