



**GRASSROOTS**  
REALTY GROUP

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**80, 8060 100 Street**  
**Grande Prairie, Alberta**

**MLS # A2188124**



**\$99,900**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | MH - Coachman             |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide   |               |                   |
| <b>Size:</b>     | 1,016 sq.ft.              | <b>Age:</b>   | 1976 (49 yrs old) |
| <b>Beds:</b>     | 2                         | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street                |               |                   |
| <b>Lot Size:</b> | -                         |               |                   |
| <b>Lot Feat:</b> | -                         |               |                   |

|                    |                 |
|--------------------|-----------------|
| <b>Heating:</b>    | Forced Air      |
| <b>Floors:</b>     | Laminate        |
| <b>Roof:</b>       | Asphalt Shingle |
| <b>Basement:</b>   | -               |
| <b>Exterior:</b>   | -               |
| <b>Foundation:</b> | -               |
| <b>Features:</b>   | -               |

|                   |   |
|-------------------|---|
| <b>Water:</b>     | - |
| <b>Sewer:</b>     | - |
| <b>Condo Fee:</b> | - |
| <b>LLD:</b>       | - |
| <b>Zoning:</b>    | - |
| <b>Utilities:</b> | - |

**Inclusions:** portable AC system, 2 Sheds, fridge and stove to be coming

Nice mobile in quiet park, near Safeway and some other small stores. The home has a covered deck with a nice large porch/boot room. This home has some lovely upgrades, newer kitchen cabinets, built in microwave, newer furnace, newer hot water tank, some windows have been replaced, all the flooring is updated with new sub floor, shingles were replaced about 10 years ago, AC unit- as is, plumbed into furnace. Bathroom has been redone with large walk in shower, large master bedroom with walk in closet. The 1st large shed has power, heater and window AC unit. Small dogs have to be approved by Parkbridge, small dogs are often fine, also buyer needs to be approved to rent lot by Parkbridge. Lot rent is \$590.00 per month.