



**GRASSROOTS**  
REALTY GROUP

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**219, 10615 88 Street**  
**Grande Prairie, Alberta**

**MLS # A2196321**



**\$149,000**

<b>Division:</b>	MH - Trumpeter Village		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,228 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

<b>Inclusions:</b>	N/A
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This 3-bedroom, 2-bathroom home IN TRUMPETER VILLAGE offers a fantastic kitchen with a breakfast bar island, vaulted ceilings, and an open, functional layout perfect for a growing family. The private master suite is tucked away at the back, featuring a walk-in closet, ensuite with a jet tub, and a peaceful retreat, while two additional bedrooms and a main bath sit at the front. A spacious central family room flows into the bright living and dining area, with glass doors leading to a massive deck and a fenced yard&mdash;ideal for outdoor enjoyment. Recent upgrades include brand-new carpet, adding a fresh and cozy feel throughout. With a 8x8 wooden shed, and great location, this home is move-in ready!