



**GRASSROOTS**  
REALTY GROUP

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**135, 11850 84 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2203117**



**\$324,900**

<b>Division:</b>	Kensington		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,672 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MHC
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Shed

Discover the perfect blend of comfort and style in this 4-bedroom, 2-bathroom mobile home. The thoughtfully designed layout features three spacious bedrooms and a full bathroom at the front, while the private primary suite at the back boasts a 4-piece ensuite for ultimate relaxation. The upgraded kitchen offers modern finishes and ample storage, flowing seamlessly into the open living area with durable vinyl flooring throughout. A dedicated laundry room adds convenience, while the landscaped, partially fenced yard provides outdoor space for entertaining or unwinding. Move-in ready and designed for easy living—this home is a must-see! \$175 HOA fee includes water/sewer as well as garbage service & snow removal. A beautiful community with children's park, walking trails and scenic green spaces while being conveniently located close to amenities, airport and great schools!