



**GRASSROOTS**  
REALTY GROUP

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**203, 10615 88 Street**  
**Grande Prairie, Alberta**

**MLS # A2205116**



**\$144,900**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | MH - Trumpeter Village    |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide   |               |                   |
| <b>Size:</b>     | 1,216 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>     | Public  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum   | <b>Sewer:</b>     | Public Sewer  |
| <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> | Electricity Connected, Natural Gas Connected, Sewer |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Walk-In Closet(s) |                   |   |
| <b>Inclusions:</b> | refrigerator, stove, dishwasher, washer, dryer   |                   |   |

Immediate possession possible on this great home in the well-kept community of 'Trumpeter Village'! Loads of natural light fills the home including from the kitchen skylight and one in the primary bedroom's ensuite. Open floor plan & vaulted ceilings provide a wonderful feeling of spaciousness. The kitchen has island, pantry with frosted door, dark/stainless steel appliances and lots of cabinets to tuck away all the essentials. Easy clean laminate flooring runs through the living room, hallway, kitchen & dining area. With summer just around the corner, handy patio doors by the dining room lead to large deck, where you can enjoy BBQs, sunshine and entertaining friends. One end of the home has the 2nd bedroom with walk-in closet, full bathroom, 3rd bedroom and convenient storage closet off of front entry. The opposite end has the primary bedroom with its ensuite & oval jetted tub, frosted window into bedroom interior, and walk-in closet. Another nice touch is the corner shelving unit in the living room that will provide a good spot for loved ones photos, plants or treasures to proudly display. Laundry has cabinets above the appliances plus discreet furnace area & open closet space by the side entrance. Outside there is a shed to store your tools, tires or whatever items you'd prefer not to have inside. Lot rent is \$583.50 per month and includes professional management & maintenance of the community, lighting in the Park, garbage pickup, snow removal, and driveway replacement & solving any drainage issues, if applicable. A beautiful and carefully designed community with playgrounds, pond, walking trails and central location, Trumpeter Village is ideal for families of all ages. With all the best urban conveniences paired with easy access to parks, lakes, ski hills and other recreation activities, residents at Trumpeter Village can enjoy all that Grande Prairie

has to offer. Contact a REALTOR today for more information or to view!