

# \$209,900 - 323, 10615 88 Street, Grande Prairie

MLS® #A2200866

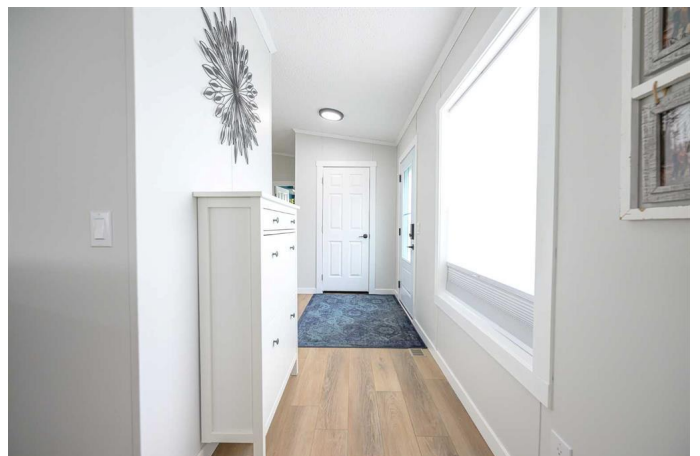
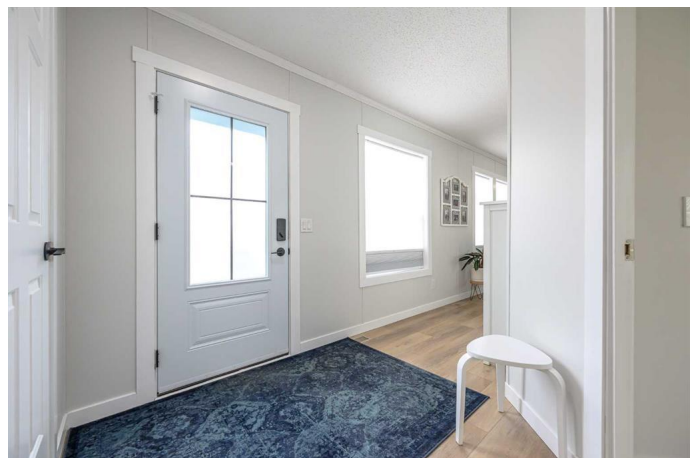
**\$209,900**

4 Bedroom, 2.00 Bathroom, 1,482 sqft

Mobile on 0.00 Acres

MH - Trumpeter Village, Grande Prairie, Alberta

Immaculate upgraded Modular home (2013) that sits in the lovely neighborhood of Trumpeter Village Park in Grande Prairie. This home offers amazing upgrades & a fantastic location with NO rear neighbors (only trees & wildlife). This home is 1482 sq. ft. (19'6" wide x 76' long) & has a fenced yard, large wooden gazebo built in the yard with a 2 yr old hot tub, 10' x 12' Shed, & a gazebo on the upper deck. There are 4 bedrooms & 2 bathrooms. There is extensive upgrades throughout: new paint, new flooring, new light fixtures, blinds, new baseboards/trim, completely upgraded ensuite bathroom (new vanity with quartz counter, new 5ft. shower with seat, new toilet, flooring, lighting); the main bathroom has new fixtures, sink, faucet, flooring. The overall decor is bright & an open concept design. The Kitchen has upper white cabinets & blue lower cabinets & there are "a lot" of cabinets both in the kitchen & dining area. The kitchen has an island with the main sink & good size walk in pantry. All the appliances are stainless steel in the kitchen & only 2 yrs old. The back entrance is very spacious with a coat closet, storage closet & laundry area (washer/dryer are full size & only 2 yrs old). This home really is absolutely wonderful - clean, modern & ready for the next owner! Modular make: Friendship Homes of MN Inc. Model 143522 Serial # 34519 CSA # 6532. The monthly lot rent is \$567.00. Water is metered by the park & this owner pays approximately \$75.00 per



month for water. The fee for garbage is \$12.99 per month. This owner also has a RV parking/RV storage spot for \$29.00 per month. All buyers must be approved through the Parkbridge Communities office as a condition of purchase.

Built in 2013

### **Essential Information**

MLS® #	A2200866
Price	\$209,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,482
Acres	0.00
Year Built	2013
Type	Mobile
Sub-Type	Mobile
Style	Double Wide Mobile Home
Status	Active

### **Community Information**

Address	323, 10615 88 Street
Subdivision	MH - Trumpeter Village
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1P5

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected, Cable Connected, Underground Utilities
Parking Spaces	2
Parking	Parking Pad, Paved, Side By Side

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air

## **Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Gazebo, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

## **Additional Information**

Date Listed	March 10th, 2025
Days on Market	2

## **Listing Details**

Listing Office	Century 21 Grande Prairie Realty Inc.
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