

**309, 10615 88 Street**  
**Grande Prairie, Alberta**

**MLS # A2301587**



**\$212,000**

<b>Division:</b>	MH - Trumpeter Village		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,524 sq.ft.	<b>Age:</b>	2014 (12 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	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<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>	-
<b>Features:</b>	-		

**Inclusions:** shed, blinds

This beautifully maintained 2014-built home in Trumpeter Village offers 3 bedrooms, 2 bathrooms, and a bright, functional layout that truly shows pride of ownership. With drywall throughout the home has a more modern, finished feel and is move-in ready. The open-concept kitchen, dining, and living area is warm and inviting, featuring rich dark cabinetry, a large eat-up island, stainless steel appliances, a pantry, and plenty of cabinet and counter space. The spacious primary suite offers plenty of room for a king-sized bedroom set, 2 large closets, and a lovely 5-piece ensuite with double sinks, a soaker tub, and separate shower. On the opposite end of the home, you’ll find 2 more good-sized bedrooms and another full bathroom, creating a practical layout for families, guests, or a home office setup. Additional features include a laundry/utility room with stacked washer and dryer and central A/C for added comfort. Outside, enjoy the fully fenced and landscaped yard, large deck with aluminum railings and pergola, enclosed storage underneath, a spacious shed, no rear neighbours, and parking for 2 vehicles on the front driveway. A beautiful, well-cared-for property with great outdoor space, privacy, and a layout that works for everyday living.