

**29, 55011 714 Township**  
**Grande Prairie, Alberta**

**MLS # A2305258**



**\$99,900**

<b>Division:</b>	MH - Meadowview		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,074 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	2	<b>Baths:</b>	1
<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>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Shed, Pellet Stove

For only \$99,900, this beautifully renovated, truly move in ready home has been completely transformed from top to bottom with stylish upgrades and thoughtful, modern finishes throughout. Situated on two spacious lots, it offers extra room, added privacy, and exceptional value. Step into the bright and inviting front living room, highlighted by a large picture window that floods the space with natural light and a cozy pellet stove fireplace that adds warmth and charm. The living room flows effortlessly into the functional L-shaped kitchen and dining area, creating an open and practical layout ideal for everyday living and entertaining. Down the hall, you’ll find a convenient laundry area and a comfortable bedroom, thoughtfully separated by a gorgeous, updated bathroom from the massive primary bedroom. A high quality addition further enhances the home, offering a versatile flex space perfectly suited for a mudroom with access to both the front and backyard, while also providing valuable extra room for storage or even a stand up freezer. The long list of upgrades includes a durable tin roof installed in 2018, updated windows and doors from 2017, upgraded 100 amp electrical panel with copper wiring completed in 2017, and PEX plumbing also updated in 2017. Additional improvements feature an electric hot water tank installed in 2017, low-maintenance vinyl and metal siding added in 2018, and engineered laminate and vinyl flooring carried throughout the home. The property offers electric baseboard heating with a pellet stove for efficient backup heat. Located within 300 meters of a fire hydrant and just 13 km from a fire hall, it also provides added peace of mind. Outside, enjoy a neatly fenced front area, a fully fenced and landscaped backyard, ample front parking, a covered back deck perfect for relaxing or entertaining, and a convenient storage shed. Finished in a

clean, contemporary color palette with tasteful décor throughout, this home shows exceptionally well. If the photos caught your attention, it's even better in person. Book your showing today before this incredible opportunity is gone.