

**226, 10615 88 Street**  
**Grande Prairie, Alberta**

**MLS # A2196002**



**\$150,000**

<b>Division:</b>	MH - Trumpeter Village		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<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	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** N/A

Welcome to this beautifully maintained home in the highly desirable Trumpeter Village, offering the perfect combination of comfort, modern updates, and peaceful surroundings. Whether you're a first-time homebuyer, downsizing, or looking for an investment property, this home is a must-see! Step inside to find a bright and spacious open-concept layout, highlighted by brand-new luxury vinyl plank flooring that adds both style and durability. The kitchen is a true standout, featuring real wood kitchen cabinets, ample counter space, and a functional layout—ideal for cooking and entertaining. The primary bedroom is a private retreat with a 4-piece ensuite and generous closet space. Additionally, the two spacious spare bedrooms provide versatile living options—perfect for a growing family, hosting guests, or setting up a dedicated home office. A second full bathroom ensures convenience for everyone. This home has been thoughtfully updated over the years, with the fridge replaced in August 2022, washer and dryer replaced in August 2020, dishwasher replaced in April 2018, and the hot water tank replaced in November 2019, offering peace of mind for the next homeowner. Backing onto a peaceful greenspace, the property provides extra privacy and a quiet outdoor retreat, perfect for enjoying warm summer evenings. A shed at the back of the lot adds valuable storage space for tools, bikes, and seasonal items. Located in a well-managed community, this home is just minutes from shopping, schools, parks, and essential amenities, with easy access to major roadways for a convenient commute. This turnkey home is truly move-in ready—don't miss out on this incredible opportunity! Book your private showing today!