



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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70, 8060 100 Street
Grande Prairie, Alberta

MLS # A2231877

\$82,500



Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: -

Foundation: -

Features: -

Division: MH - Coachman

Type: Mobile/Manufactured House

Style: Mobile Home-Single Wide

Size: 925 sq.ft. **Age:** 1976 (49 yrs old)

Beds: 2 **Baths:** 1

Garage: Driveway, Parking Pad

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Inclusions: dishwasher, microwave, stove, washer, dryer, shed.

This 2-bedroom, 1-bath mobile home offers 815 sq ft of cozy, functional space at a hard-to-beat price. Whether you're a first-time homebuyer looking to get into the market or an investor seeking a reliable rental property, this home checks all the boxes. You will be able to appreciate the amount of work that went into this place. It has a modern appeal without breaking the bank. There has been many updates from new kitchen, flooring, updated windows, electrical, plumbing, new bathroom, skirting, new furnace, and much more! Pad rent is \$590 and it covers proportionate share of property taxes, garbage, sewer, snow removal and park management. Water is extra and it roughly runs each unit about \$77/mth. With immediate possession available, you can move in or start renting right away. Don't miss out—schedule your showing today!