



**DJ Golden**  
**REAL ESTATE**

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**319, 10615 88 Street**  
**Grande Prairie, Alberta**

**MLS # A2276776**



**\$199,900**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | MH - Trumpeter Village          |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House       |               |                   |
| <b>Style:</b>    | Mobile Home-Double Wide         |               |                   |
| <b>Size:</b>     | 1,520 sq.ft.                    | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad                     |               |                   |
| <b>Lot Size:</b> | -                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, No Neighbours Behind |               |                   |

|                    |                  |                   |   |
|--------------------|------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air       | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Laminate | <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>   | Kitchen Island   |                   |   |

**Inclusions:** Shed

**NEW PRICE! - NO REAR NEIGHBORS!!!** Step inside this spacious and rare 4-bedroom, 2-bathroom home and instantly feel the warmth of its open and inviting layout. The kitchen is a true standout &mdash; featuring a large island with the dishwasher conveniently built in, a massive walk-in pantry, and a microwave that doubles as a hood range fan. Triple windows in the dining area fill the space with natural light, creating a bright and airy atmosphere throughout. Enjoy the outdoors with a spacious deck and a shed behind the home making it perfect for relaxing or entertaining. A convenient shed provides extra storage for toys, tools, or all your summer and winter gear. Located in one of Grande Prairie's most sought-after mobile home communities, you'll be just minutes from schools, parks, and amenities. Homes like this, don't come up often. Don't miss your chance to make it yours!