

**124, 8060 100 Street  
 Grande Prairie, Alberta**
**MLS # A2263642**

**\$74,900**
**Division:** MH - Coachman

**Type:** Mobile/Manufactured House

**Style:** Mobile Home-Single Wide

**Size:** 896 sq.ft.      **Age:** 1974 (52 yrs old)

**Beds:** 2      **Baths:** 1

**Garage:** Parking Pad

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** Electricity Connected, Natural Gas Connected, Water

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt

**Basement:** -

**Exterior:** Vinyl Siding

**Foundation:** ICF Block

**Features:** Tankless Hot Water

**Inclusions:** N/A

Welcome to Coachman Village, where comfort and value come together in this nicely updated mobile home—the perfect opportunity for affordable, long-term living. This home has seen extensive upgrades including newer windows, siding, skirting, electrical, hot water on demand, roof, drywall, vinyl plank flooring, kitchen, and bathroom—you name it, it's been refreshed! All that's left is for you to add your personal finishing touches and make it your own. Outside, you'll find an 8'x12' shed for all your storage needs, a two-car parking pad, and a great location right across from visitor parking and the playground. Enjoy being close to walking trails, shopping, and more, making daily life convenient and enjoyable. With lot rent at just \$610/month and low annual property taxes of \$578.67, this is an excellent opportunity for affordable homeownership or an investment property, with peace of mind. This home is being sold as-is, where-is; don't miss your chance to own an updated mobile in a well-cared-for community. Call your favorite REALTOR® today before this opportunity passes you by!