

**90, 8060 100 Street  
Grande Prairie, Alberta**

**MLS # A2283498**



**\$112,000**

<b>Division:</b>	MH - Coachman		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<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:** N/A

Beautifully updated mobile home with addition and covered deck at the end of a very quiet street in Coachman Village. Paved front parking leads to covered deck which provides shade in summer and shelter from snow at your door in winter. Approx. 8'x12' addition has shelving for shoes and a rack for coats and also has room for bench, coat rack, or more shelving if desired. Large bright kitchen has lots of counter space, a pantry, a peninsula eating bar, and a built in hutch. Living room is open and looks out to covered deck. Down the hall you'll find 3 bedrooms with ceiling fans, laundry, and bathroom with double sinks. No carpet - vinyl throughout. New fixtures throughout, skirting, eavestroughing, roof on addition, 2023 hot water heater, 2023 dishwasher, washer/dryer. No work needed here! Land lease is \$593/month.