



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

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3, 9531 98 Street
Grande Prairie, Alberta

MLS # A1191631



\$63,000

Division:	MH - Country Estates		
Type:	Mobile/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,052 sq.ft.	Age:	1979 (43 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	Built-in Features, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: Fully furnished

Fully furnished home ready to open the door and relax. Investors, this is already fully setup for a tenant. A spacious entryway which has access to one bedroom. Two additional bedrooms inside and one large bathroom. Master has his and hers closets. Kitchen has plenty of space for cooking/baking with natural light shining through the front window. Wrap around deck gives you privacy to enjoy the sun. Updates include windows, furnace, paint, flooring. No rear neighbors with a big yard and 2 storage sheds (10X12 with power, 8X10). No car? No problem - conveniently located nearby central shopping, groceries and bus routes.