

37, 55011 TWP 714  
Grande Prairie, Alberta

MLS # A2259475

\$69,900

|           |                           |        |                   |
|-----------|---------------------------|--------|-------------------|
| Division: | MH - Meadowview           |        |                   |
| Type:     | Mobile/Manufactured House |        |                   |
| Style:    | Mobile Home-Single Wide   |        |                   |
| Size:     | 960 sq.ft.                | Age:   | 1993 (32 yrs old) |
| Beds:     | 3                         | Baths: | 1                 |
| Garage:   | Parking Pad               |        |                   |
| Lot Size: | -                         |        |                   |
| Lot Feat: | -                         |        |                   |

|             |                    |            |   |
|-------------|--------------------|------------|---|
| Heating:    | Forced Air         | Water:     | - |
| Floors:     | Laminate, Linoleum | Sewer:     | - |
| Roof:       | Asphalt Shingle    | Condo Fee: | - |
| Basement:   | -                  | LLD:       | - |
| Exterior:   | -                  | Zoning:    | - |
| Foundation: | -                  | Utilities: | - |
| Features:   | -                  |            |   |

Inclusions: NA

Located in Meadowview, this move-in ready home offers plenty of space and a place to call your own! A covered front porch welcomes you in and sets the tone for the comfort inside. The spacious living room feels open and bright with its vaulted ceilings and large front window that fills the space with natural light. The open-concept main living area is a treat, with vaulted ceilings continuing into the U-shaped kitchen, where you'll find light cabinetry, generous counter space, and a new fridge. It's a cheerful, functional space that makes cooking enjoyable. Across from the kitchen, the dining area features another large window and offers a comfortable spot for family meals or catching up with friends. Down the hall, the laundry area includes a new washer and dryer (2024), while the spacious primary bedroom, two additional bedrooms, and a four-piece bathroom complete the layout. Recent updates add peace of mind, including new shingles (2023), newer exterior paint, exterior doors, and kitchen windows. Outside, there's a gravel parking area, storage shed, and some green space for pets or plants. With city water, sewer, and garbage services, maintenance stays simple and convenient. If you've been looking for an affordable home that's move-in ready, this is one you'll want to see in person. Call your REALTOR® today to book a showing.