

**66, 8060 100 Street**  
**Grande Prairie, Alberta**

**MLS # A2164914**



**\$94,900**

<b>Division:</b>	MH - Coachman		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	1988 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<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>	Built-in Features, Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** Shed

Step into this charming and affordable 3-bedroom, 2-bath mobile home nestled in the vibrant community of Coachman Village. With 1,088 sq ft of bright and airy living space, its open-concept design features vaulted ceilings in the living and dining areas, creating a welcoming atmosphere. The conveniently located kitchen is perfect for hosting gatherings or preparing family suppers, while the master bedroom offers a private 4-piece ensuite for added comfort and privacy. The two additional bedrooms are situated at the opposite end of the home, next to the second full bath, providing extra privacy and convenience for family or guests. Conveniently located near Bear Creek and within walking distance of essential amenities such as Safeway South, State & Main, Shell, Papa John's Pizza, Liquor Depot, and Starbucks, this home ensures everything you need is just steps away. Swanavon School is also nearby for easy access to education. Outside, enjoy a spacious two-level deck with built-in seating and a table, ideal for hosting events or relaxing with family. Whether entertaining guests or simply enjoying a quiet evening, this outdoor space adds versatility and charm. Don't miss the chance to make this inviting property yours—contact your local realtor today!