

**53 Coachman Village  
Grande Prairie, Alberta**

**MLS # A2235890**



**\$99,900**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | MH - Coachman             |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide   |               |                   |
| <b>Size:</b>     | 952 sq.ft.                | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 2                         | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad               |               |                   |
| <b>Lot Size:</b> | -                         |               |                   |
| <b>Lot Feat:</b> | -                         |               |                   |

|                    |                 |                   |   |
|--------------------|-----------------|-------------------|---|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | - |
| <b>Floors:</b>     | See Remarks     | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | -               | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | -               | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | -               | <b>Utilities:</b> | - |
| <b>Features:</b>   | -               |                   |   |

**Inclusions:** Window Coverings, Security System

This home offers comfortable living with two large bedrooms, one full bathroom, and everything on one level. Which makes this home practical for all ages and stages. The living room features pocket doors, giving you the option to easily create a third bedroom, office, or flex space if needed. Recent updates include newer windows, a newer roof, and a brand new hot water tank. With immediate possession available, you can move in without delay. Enjoy your own peace and privacy with no rear neighbours, plus you're just steps from walking trails and close to shopping. Whether you're looking to downsize, or buy your first home, this property offers solid value and everyday comfort. Book your showing today!