

# \$82,500 - 70, 8060 100 Street, Grande Prairie

MLS® #A2231877

**\$82,500**

2 Bedroom, 1.00 Bathroom, 925 sqft

Mobile on 0.00 Acres

MH - Coachman, Grande Prairie, Alberta

This 2-bedroom, 1-bath mobile home offers 815 sq ft of cozy, functional space at a hard-to-beat price. Whether you're a first-time homebuyer looking to get into the market or an investor seeking a reliable rental property, this home checks all the boxes. You will be able to appreciate the amount of work that went into this place. It has a modern appeal without breaking the bank. There has been many updates from new kitchen, flooring, updated windows, electrical, plumbing, new bathroom, skirting, new furnace, and much more! Pad rent is \$590 and it covers proportionate share of property taxes, garbage, sewer, snow removal and park management. Water is extra and it roughly runs each unit about \$77/mth. With immediate possession available, you can move in or start renting right away. Don't miss out—schedule your showing today!

Built in 1976

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2231877 |
| Price          | \$82,500 |
| Bedrooms       | 2        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 925      |
| Acres          | 0.00     |
| Year Built     | 1976     |



|          |                         |
|----------|-------------------------|
| Type     | Mobile                  |
| Sub-Type | Mobile                  |
| Style    | Single Wide Mobile Home |
| Status   | Active                  |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 70, 8060 100 Street |
| Subdivision | MH - Coachman       |
| City        | Grande Prairie      |
| County      | Grande Prairie      |
| Province    | Alberta             |
| Postal Code | T8V 2N9             |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 2                     |
| Parking        | Parking Pad, Driveway |

### Interior

|            |                         |
|------------|-------------------------|
| Appliances | See Remarks             |
| Heating    | Forced Air, Natural Gas |

### Exterior

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 56              |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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