

# 128, 55037 714 Township  
Grande Prairie, Alberta

MLS # A2308207



**\$75,000**

<b>Division:</b>	MH - Swan City		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	812 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<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>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** N/A

Welcome to a home where all the hard work has already been done for you. Located in the quiet Swan City Mobile Home Park, this 2-bedroom, 1-bathroom residence is a rare find that combines modern interior finishes with extensive, professional mechanical upgrades. Forget the typical worries of mobile home living; this property has been meticulously maintained and updated by licensed professionals. Recent high-ticket improvements include a new asphalt shingle roof (2022), a complete plumbing overhaul to Pex piping (2022), and a comprehensive electrical system update (2020), which included the panel, circuit breakers, and heat trace testing. The foundation was professionally levelled in 2022 with concrete and pressure-treated plywood piers, ensuring long-term stability and structural integrity. Inside, you'll find a bright, clean aesthetic featuring white and grey trim and a functional layout. The home was modernized in 2022 with durable Vinyl Plank flooring in the kitchen, bathroom, and hallway, complemented by laminate in the living room and hardwood in the bedrooms. Natural light pours through four beautiful new bay windows and a sliding kitchen window, all installed in late 2022. The kitchen is fully equipped for immediate use, featuring a fridge, stove, and a brand-new 2025 over-the-range microwave. Additional conveniences include a 2018 washer and dryer, a small deep freeze, and a 2018 hot water tank, while the electric furnace was inspected in 2017. The outdoor living space is just as impressive, boasting a 10' x 20' covered deck and a 7' x 13' porch addition, significantly expanding your functional square footage. The lot is fully landscaped, fenced, and gated—perfect for pets or privacy—and features a gravel driveway with parking for 3-4 vehicles. A large storage shed is included, along with a lawnmower to

keep the yard looking sharp. With annual taxes at approximately \$300 and a monthly lot fee of \$550 covering water, sewer, and garbage, this is an incredibly affordable, stress-free housing option. Backed by a full building inspection completed in 2020, this turn-key home is ready for its next owner to move in with total peace of mind.