

# \$86,000 - 124, 8060 100 Street, Grande Prairie

MLS® #A2263642

**\$86,000**

2 Bedroom, 1.00 Bathroom, 896 sqft

Mobile on 0.00 Acres

MH - Coachman, Grande Prairie, Alberta

Welcome to Coachman Village, where comfort and value come together in this nicely updated mobile home—the perfect opportunity for affordable, long-term living.

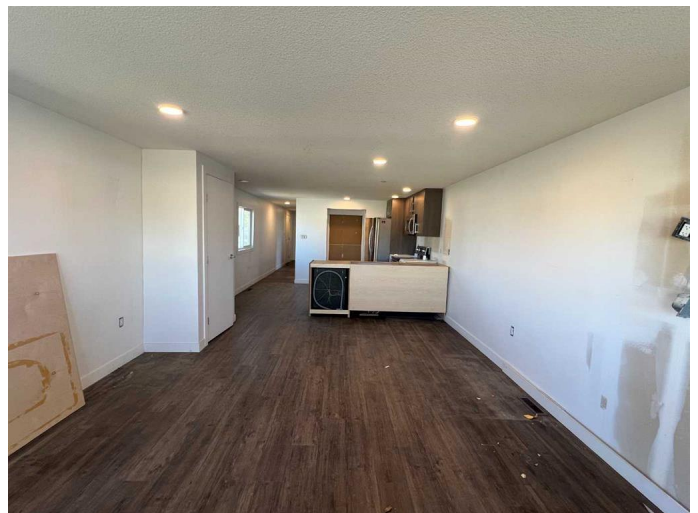
This home has seen extensive upgrades including newer windows, siding, skirting, electrical, hot water on demand, roof, drywall, vinyl plank flooring, kitchen, and bathroom—you name it, it's been refreshed! All that's left is for you to add your personal finishing touches and make it your own.

Outside, you'll find an 8'x12' shed for all your storage needs, a two-car parking pad, and a great location right across from visitor parking and the playground. Enjoy being close to walking trails, shopping, and more, making daily life convenient and enjoyable.

With lot rent at just \$610/month and low annual property taxes of \$578.67, this is an excellent opportunity for affordable homeownership or an investment property, with peace of mind.

This home is being sold as-is, where-is—don't miss your chance to own an updated mobile in a well-cared-for community.

Call your favorite REALTOR® today before



this opportunity passes you by!

Built in 1974

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2263642                |
| Price          | \$86,000                |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 896                     |
| Acres          | 0.00                    |
| Year Built     | 1974                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 124, 8060 100 Street |
| Subdivision | MH - Coachman        |
| City        | Grande Prairie       |
| County      | Grande Prairie       |
| Province    | Alberta              |
| Postal Code | T8V 2N9              |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Water Connected |
| Parking Spaces | 2                                                             |
| Parking        | Parking Pad                                                   |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Tankless Hot Water                                             |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                        |

### Exterior

|              |              |
|--------------|--------------|
| Roof         | Asphalt      |
| Construction | Vinyl Siding |

Foundation                    ICF Block

**Additional Information**

Date Listed                    October 9th, 2025  
Days on Market                21

**Listing Details**

Listing Office                    Century 21 Grande Prairie Realty Inc.

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