

\$45,000 - 132, 8060 100 Street, Grande Prairie

MLS® #A2266401

\$45,000

3 Bedroom, 1.00 Bathroom, 1,008 sqft

Mobile on 0.00 Acres

MH - Coachman, Grande Prairie, Alberta

Looking for an affordable home with major updates already done? Welcome to 132 Coachman Village in Grande Prairie! This three-bedroom, one-bath mobile offers incredible value at just \$45,000 and sits on one of the largest lots in the park—right across from a greenspace and playground. Inside, you'll find an open-concept living room and kitchen with plenty of natural light, a cozy layout, and a convenient laundry area with built-in shelving. The home has seen many important upgrades over the years, including: a new furnace (2025), hot water tank (2025), majority of windows (2025), back porch (2025), plywood skirting (2025), shingles (2019), reinsulated and sealed underbelly (2018), and deck and steps (2020/2021). Plus, a brand-new hood fan (still in the box), extra flooring, and peel-and-stick tile are included for your finishing touches. Enjoy outdoor living with established shrubs for curb appeal, a shed for extra storage, and a large yard that gets mowed for you as part of the lot rental. Lot rent is \$660/month and includes water, sewer, garbage/recycling, and common area maintenance—keeping things simple and affordable. Move-in ready and packed with potential, this home is perfect for first-time buyers, downsizers, or investors. Buyers must be approved by Parkbridge management before purchase.



Essential Information

MLS® #	A2266401
Price	\$45,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,008
Acres	0.00
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	132, 8060 100 Street
Subdivision	MH - Coachman
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V2N9

Amenities

Parking Spaces	2
Parking	Driveway, Off Street

Interior

Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air

Exterior

Roof	Asphalt Shingle
Foundation	Piling(s)

Additional Information

Date Listed	October 23rd, 2025
Days on Market	6

Listing Details

Listing Office	eXp Realty
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