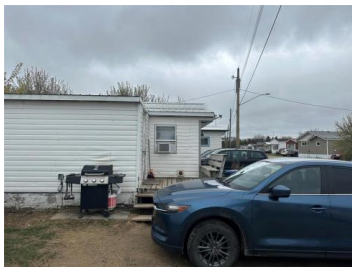




## 27 COTTONWOOD TRAILER C Road Grunthal Manitoba

R16

**\$85,000**



R16//Grunthal/CHEAPER THAN RENT. \$85,000 MOTIVATED SELLER. This charming 794 sq. ft. mobile home offers a flexible layout with two bedrooms converted into three, making it ideal for families, or retirees. The home features a spacious four-piece bathroom with a convenient shared laundry area and has seen several recent upgrades, including a new furnace in 2025, hot water tank replaced in 2021, updated bathroom in 2025, and refreshed kitchen cabinets completed in 2023. Located in the welcoming community of Grunthal with access to many amenities and only 20 minutes to Steinbach, this property offers both comfort and convenience. The generous yard provides room for a possible future garage, adding even more potential. Whether you are a first-time homebuyer, looking to downsize for retirement, or searching for a great investment opportunity, this affordable property is full of value For \$85,000. Other extra costs include Park Fees \$217 per month, Taxes are approximately \$775 per year, Water approx. \$60 per 3 months and Hydro is \$226 per month on Budget. Call today to book your private showing! No Rentals allowed!!! (id:6769)

**Cheryl Walker**

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