



**GRASSROOTS**  
REALTY GROUP

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**9001 87 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2235312**



**\$349,900**

<b>Division:</b>	MH - Creekside		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Garden, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MHC
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home		

**Inclusions:** fridge, stove, dishwasher, microwave, washer, dryer, GDO+remote

Immaculate property in Creekside. 1520 sq/ft home with 4 bedrooms and 2 baths with 20x22 heated garage. The house has new vinyl plank flooring, paint, new washer and dryer, new furnace, new Central Air Conditioning, microwave and toilets, all replaced in the past 2 years. The massive yard is fully fenced with pressure treated wood. Garage is 2 years old. Close to schools, shopping, and parks.