



GRASSROOTS
REALTY GROUP

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8810 89 Avenue
Grande Prairie, Alberta

MLS # A2268517



\$249,900

Division:	Creekside		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Window Coverings, Garage Door Opener & Controls, Shed

Welcome to this charming 3 bedroom, 2 bathroom mobile home in the Creekside community! This well maintained property offers low maintenance landscaping and a fully fenced yard for added privacy and convenience. Enjoy plenty of parking options with a paved front parking pad, a single detached garage in the back, plus additional RV parking for your toys or guests. The home features an open floor plan with bright living spaces, perfect for relaxing or entertaining. The kitchen boasts stainless steel appliances and tons of cabinetry for storage. The primary bedroom is privately located at the rear of the home and features its own ensuite. The two good sized bedrooms and full bathroom complete the home. Located in a peaceful neighbourhood, with a fee of \$175 monthly covering partial water, sewer, trash and snow removal, this home is ready for new ownership. Book your showing today!