



**8714 88C Street
Grande Prairie, Alberta**

MLS # A2299936

\$254,000



Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

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

Inclusions: Tv Mount, Curtain Rods & Blinds, Shed

QUICK POSSESSION AVAILABLE Welcome to this well kept 2008 modular home offering 3 bedrooms and 2 full bathrooms, including a spacious primary suite with a walk in closet and 3 piece ensuite. This home is in excellent condition with newer paint and updated lighting, making it truly move in ready. The open concept kitchen, living, and dining area creates a bright and functional space, perfect for everyday living or entertaining, with direct access to the deck and fully fenced yard. Backing onto a park, you will love the added privacy and green space, plus there is a shed for extra storage. Located in Creekside, one of Grande Prairie's most convenient and family friendly communities, you are close to everything you need. Riverstone School is just minutes away, making it a great option for families, and you have quick access to shopping and everyday essentials including FreshCo, Shoppers Drug Mart, Starbucks, Tim Hortons and more. With parks, walking paths, and amenities all nearby, this is a location that offers both comfort and convenience. A great opportunity for first time buyers, downsizers, or investors looking for a solid property in a fantastic area.