



**8609 89 Street
Grande Prairie, Alberta**

MLS # A2310186



\$264,900

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,456 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

IMMEDIATE POSSESSION Well cared for 3 bedroom, 2 bathroom home in Creekside offering over 1,450 sq.ft. of bright and comfortable living space on your own lot, backing right onto a park and green space! The open layout features vaulted ceilings, large windows, and a cozy gas fireplace in the living room. The kitchen has plenty of cabinet space, pantry storage, stainless steel appliances, and a dining area with extra built-in cabinetry. The primary bedroom includes a walk-in closet and full ensuite with jetted tub, while the other two bedrooms and second full bathroom are located on the opposite end of the home for a functional family-friendly layout. Outside is where this property really shines. The fully fenced yard is beautifully landscaped with flowers and established perennials, and offers a huge deck, firepit patio, storage shed, and gated access directly to the walking trails and green space behind. Paved parking out front adds extra convenience. Excellent location within walking distance to the Riverstone K-8 school, parks, bus stop, Tim Hortons, convenience store, and nearby shopping including a grocery store, Starbucks, Shoppers Drug Mart, TD Bank, Subway, and more. A great affordable option with space, privacy, and an unbeatable location!