



GRASSROOTS

REALTY GROUP

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9021 85 Avenue
Grande Prairie, Alberta

MLS # A2317537

\$269,900



Division:	Creekside		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,478 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, No Neighbours Behind		

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:	Closet Organizers		

Inclusions: Fridge, stove, range hood, washer, dryer, shed

Welcome to this charming modular home in Creekside, situated on its own lot in a quiet crescent directly across from a park. The unique layout places the kitchen, dining, and living areas at one end of the home, creating a bright and inviting space filled with natural light and beautiful park views. The opposite end of the home features two generously sized bedrooms, along with a spacious primary bedroom complete with a walk-in closet and full ensuite. Outside, you'll appreciate the larger-than-average lot with no rear neighbours, offering added privacy and room to enjoy the outdoors. The yard is beautifully landscaped with mature trees, lilacs, and perennial plants, making it a great space for gardening enthusiasts. A large storage shed provides plenty of room for tools and outdoor equipment. This well-maintained home offers comfort, privacy, and a fantastic location. It truly must be seen in person. Book your showing today!