



GRASSROOTS

REALTY GROUP

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**8829 90 Avenue
Grande Prairie, Alberta**

MLS # A2318373



\$249,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | MH - Creekside | | |
| Type: | Residential/Manufactured House | | |
| Style: | Modular Home | | |
| Size: | 1,239 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Lawn | | |

| | | | |
|--------------------|-----------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 175 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | MHC |
| Foundation: | ICF Block | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: king bed set, dresser in laundry room

Welcome to your new home in Creekside. You will immediately notice an open living area that seamlessly connects to the kitchen where you will find a massive amount of Counter space with ample storage. Lots of natural light throughout offering a bright space to enjoy. The oversized primary bedroom features a full walk in closet, king bed set, not to mention the 4 piece ensuite has a jetted tub for the new owners to enjoy. Exiting the primary you will find a functional laundry room with lots of extra storage along with 1 of 2 doors that lead you onto your deck in the fully fenced backyard . At the other end of the home you will find two additional bedrooms that offer privacy from the main living area along with great natural sunlight. Your second 4 piece bathroom is located conveniently between the other two bedrooms. Step out onto your deck from the main living area, you are greeted with a fully fenced backyard offering privacy. A large shed offers plenty of room for tools, equipment and extra storage. You also have rear lane access via the backyard gate which grants you additional parking. This home offers comfort, privacy and a great location conveniently located by shopping center's and schools. Immediate possession available. What are you waiting for? Call your favorite REALTOR® today to book your private viewing.