



GRASSROOTS
REALTY GROUP

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8813 88C Street
Grande Prairie, Alberta

MLS # A2318591



\$252,900

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot, See		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Window coverings & Shed

Welcome to this fantastic family home in the desirable Creekside neighborhood, now available for you to call your own! Meticulously maintained and in impeccable condition, this residence is perfect for someone seeking comfort and convenience. Three bedrooms and two full bathrooms, this home is designed with functionality in mind. The primary bedroom features a generous walk-in closet and a private ensuite with jetted tub, providing a serene space to unwind at the end of the day. The heart of the home is undoubtedly the spacious kitchen, which comes equipped with modern stainless steel appliances, sleek dark cabinetry, a pantry, and an abundance of counter space and cupboards. Whether you're preparing family meals or entertaining guests, this kitchen offers both style and practicality. Step outside to discover a beautifully manicured yard adorned with mature trees, creating a tranquil oasis for outdoor activities. The expansive deck is ideal for hosting summer gatherings or enjoying quiet moments in the sun. Additionally, a convenient shed provides extra storage space for your gardening tools and outdoor equipment. Location is everything, and this home does not disappoint! You'll find yourself just moments away from a fantastic community playground, a school, gas station, banks, cozy coffee shops, restaurants, grocery stores and more!. Everything you need is right at your fingertips! Don't miss out on this incredible opportunity to own a well-appointed home in a vibrant community. Schedule your viewing today and envision the endless memories that await you in this Creekside gem