



9005 90 Avenue
Grande Prairie, Alberta

MLS # A2320803



\$244,900

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

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:	Open Floorplan, Pantry		

Inclusions: big shed

JULY 2ND POSSESSION AVAILABLE! Welcome to Creekside living at its finest! This beautifully maintained 3 bedroom, 2 bathroom modular home offers the perfect combination of comfort, convenience, and value. Ideally located just steps from Tim Hortons, a gas station, and a liquor store, you'll love having everyday essentials right outside your door. Inside, the bright open concept layout creates a warm and inviting space that's perfect for both entertaining and everyday living. The kitchen features stunning wood cabinetry, generous counter space, and a walk-in pantry conveniently located off the laundry room. The spacious living room is flooded with natural light, while the well-designed floor plan offers three generous bedrooms, including a primary retreat complete with double closets and a private ensuite featuring a relaxing jetted tub. Step outside and enjoy the large deck, fully fenced yard, and oversized storage shed. One of the standout features of this property is the coveted front and rear parking, with room for up to THREE vehicles in the rear parking area. There's even plenty of space to build a future garage, adding even more value and flexibility to the property. Move-in ready and available for a quick July 2nd possession, this is an opportunity you won't want to miss! Book your showing today with your favorite REALTOR®!