



GRASSROOTS
REALTY GROUP

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8806 85 Avenue
Grande Prairie, Alberta

MLS # A2322852



\$310,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | MH - Creekside | | |
| Type: | Residential/Manufactured House | | |
| Style: | Mobile Home-Double Wide | | |
| Size: | 1,520 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached, Off Street, Parking Pad | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Cul-De-Sac, Rectangular Lot | | |

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|--------------------|---|-------------------|--------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 175 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | MHC |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island | | |

Inclusions: Hot Tub

Welcome to this beautifully renovated 20' wide modular home in the desirable Creekside community! Situated on a spacious lot with back alley access, ample parking, and a heated 22' x 24' detached garage, this property offers exceptional value and functionality. Inside, you'll find 3 bedrooms and 2 full bathrooms, including a spacious primary suite thoughtfully positioned at one end of the home for added privacy. Recent updates throughout include new vinyl plank flooring, fresh paint, modern light fixtures, and a new washer and dryer set, creating a bright, contemporary feel from the moment you walk in. The open-concept kitchen offers abundant cabinetry and counter space, complete with a large island and walk-in pantry. The living room features vaulted ceilings and a cozy gas fireplace, while the dining area is filled with natural light and overlooks the backyard. Step outside to enjoy the brand-new deck and hot tub with dedicated wiring, providing the perfect space to relax or entertain. The heated detached garage, paved front parking, additional rear parking, and private yard complete this fantastic package. Move-in ready and loaded with upgrades, this Creekside gem is ready for its next owners!