



GRASSROOTS
REALTY GROUP

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9014 89 Avenue
Grande Prairie, Alberta

MLS # A2324409



\$249,500

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

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

Inclusions: Shed, 12 x 20 Garage

Welcome to this well-maintained and move-in ready home in the desirable community of Creekside! Ideally located just steps from a nearby park, this affordable property offers the perfect combination of comfort, functionality, and value. Inside, you'll find a bright and clean interior featuring three spacious bedrooms and two full bathrooms. The generous primary suite includes a walk-in closet and a private ensuite, creating the perfect retreat at the end of the day. The thoughtfully designed kitchen offers a convenient pantry for added storage, while the open living spaces provide plenty of room for everyday living and entertaining. Step outside to enjoy the rear deck, ideal for summer BBQs or relaxing with your morning coffee. The yard also features garden boxes already producing fruit, making it easy to enjoy homegrown harvests throughout the season. A storage shed and an impressive 12' x 20' detached garage/workshop provide space for parking, hobbies, or additional storage. Whether you're a first-time buyer, investor, or looking for an affordable family home, this property checks all the boxes. Clean, well cared for, and ready for its next owners—don't miss your opportunity to call this Creekside gem home!