



GRASSROOTS
REALTY GROUP

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8823 88C Street
Grande Prairie, Alberta

MLS # A2328358



\$299,900

Division:	Creekside		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Lawn, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	RE
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage		

Inclusions: Shed.

Welcome to this beautiful 1,520 sq. ft. manufactured home situated on its own lot in the desirable Creekside neighbourhood. Offering 3 bedrooms and 2 full bathrooms, this home features a spacious, functional layout. The bright living room is highlighted by a stunning floor to ceiling stone gas fireplace, creating a warm and inviting atmosphere. The kitchen is equipped with nice appliances, a pantry, pot lighting, and a central island with a raised eating bar, while the adjoining dining area provides plenty of space for family meals and entertaining. The spacious primary bedroom is privately located and includes a walk-in closet along with a full ensuite featuring a relaxing jetted tub. Two additional bedrooms and a second full bathroom are conveniently positioned at the opposite end of the home, offering added privacy for family members or guests. Central air conditioning provides year round comfort. Outside, you'll find a fully landscaped and fenced backyard complete with a storage shed and a large deck that's perfect for summer barbecues and entertaining. This move in ready home has everything you need, schedule your private showing today!