



GRASSROOTS
REALTY GROUP

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8701 90 Street
Grande Prairie, Alberta

MLS # A2328611



\$229,900

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,040 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	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, Pantry, Vaulted Ceiling(s)		

Inclusions: Shed, window blinds

Affordable living in Creekside! This well-maintained 3-bedroom, 2-bathroom manufactured home offers a bright, functional layout in a convenient location close to Riverstone Elementary School, FreshCo, Tim Hortons, restaurants, and other everyday amenities. The welcoming living room features a large bay window, while the kitchen offers ample cabinetry, a pantry, and plenty of prep space. The spacious primary bedroom includes a walk-in closet and a private 4-piece ensuite with a jetted soaker tub. Two additional bedrooms and a second full bathroom complete the home. Outside, you'll enjoy a newer deck, yard, and a storage shed.. Monthly condo fees are \$175 and include professional management, common property maintenance, snow removal, trash collection, and a \$33 credit toward your water bill.