



GRASSROOTS
REALTY GROUP

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8803 86 Avenue
Grande Prairie, Alberta

MLS # A2332185



\$299,900

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, No Neighbours Behind, Street Lig		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, All Light Fixtures, All Curtain Rods, Blinds, Shed (10x10), Microwave (as-is).		

Looking for an AFFORDABLE home with room to grow? This well-maintained 4-bedroom double-wide manufactured 1520 sqft home offers the space you've been searching for—inside and out! Situated on a FULLY FENCED 5,553 sq. ft. (0.13-ACRE) lot WITH BACK ALLEY ACCESS & GARAGE POTENTIAL! Located in the family-friendly community of Creekside, you'll love the QUIET STREETS, nearby parks and playgrounds, convenient access to schools and shopping, and an easy commute to all the directions from Grande Prairie. Step inside to a bright, welcoming great room featuring vaulted ceilings, fresh modern paint, and plenty of natural light. The spacious kitchen is designed for everyday living with a center peninsula, AN ABUNDANCE OF MODERN SHAKER STYLE cabinets and drawer space, a full pantry, and a stylish NEW TILE BACKSPASH that adds a fresh, contemporary touch. The separate laundry room offers extra storage and functionality. The generous primary suite includes large windows, plenty of closet space, and a spacious ensuite complete with dual vanities, a relaxing jetted tub, and separate shower. Three additional bedrooms provide flexibility for a growing family, guests, or roommates, featuring large windows and ample closet space. Outside, the OVERSIZED FENCE YARD is perfect for children and pets to play, while the REAR ALLEY ACCESS provides EXTRA PARKING and excellent potential to build a FUTURE GARAGE. Take advantage of the super spacious deck with direct access from the dining area! Perfect to let the doggo's in & out as needed! If you're looking for an affordable home with four (4!) bedrooms, a HUGE YARD, modern updates, and QUICK POSSESSION, this is an OPPORTUNITY you won't want to miss!

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