



GRASSROOTS
REALTY GROUP

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8505 90A Street
Grande Prairie, Alberta

MLS # A2332712



\$247,000

Division:	Creekside		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Driveway, Parking Pad, Paved, Rear Drive, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry, Vinyl Windows		

Inclusions: Shed

Take a look at this well kept mobile home in the wonderful neighborhood of Creekside. This home has some lovely features - one for example is the location right across from a park that is lovely greenspace & perfect for kids to play in summer & in the winter. This home offers 3 bedrooms -a master suite at the east end of the home with a 4 pc. ensuite (jetted tub) & walk in closet; 2 additional bedrooms & 4 pc. main bathroom are at the opposite end of the home. The kitchen is open & spacious with lots of counter space as well as an island & walk in pantry. The laundry room offers good storage & is also where the furnace & newer hot water tank is located. The washer & dryer are only one year old. The yard has lots of beautiful perennials & fruit trees (apple & cherry tree). A functional feature this property offers is 2 separate parking areas - one paved parking pad at the front & another double wide parking pad (RV or any additional vehicles) in the back from the alley. You could build a garage in this location if desired. A truly nice surprise to walk in & right away enjoy this bright & clean home totally ready for the new owner!