



GRASSROOTS
REALTY GROUP

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**8605 88C Street
Grande Prairie, Alberta**

MLS # A2227088



\$279,900

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Garden, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHR
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	Soaking Tub		

Inclusions: Shed

Spacious & Stylish in Creekside on owned lot! One of the largest lots available, with a 20x22 studio/shed and 2 car paved parking pad! Step into this beautifully maintained 1520 sq. ft. 4-bedroom, 2-bathroom home located in the heart of Creekside on a massive, fully fenced, pie-shaped lot that offers a private studio retreat, space, and versatility. This 20x76 manufactured home combines comfort, function, and charm—perfect for families or anyone seeking extra outdoor lifestyle features. Inside, enjoy a bright, open living area with sunken living room and vaulted ceilings, creating a sense of layered design. Living room has a cozy gas fireplace with mantle; stylish tile and laminate floors throughout main home for easy cleaning. The maple kitchen offers abundant counter space, storage and a pantry; the dining area has patio doors to the large deck and yard. The primary suite boasts a walk-in closet and a soaker tub—your personal spa retreat. The laundry room has an additional entrance and enough room for your freezer too! Outside is where this home really shines; The fully fenced property has TWO separate fenced yards and includes raised garden beds, mature trees, and ample room for pets, play, or entertaining. Tucked at the back is a 20x22’ insulated shed w/electricity—perfect for a man cave, home studio, or workshop. The shed is also set up for a wood stove if desired. You’ll appreciate the peace and privacy every day. Located near schools, shopping, and parks, this property is ideal for anyone wanting the convenience of city living with the feel of a private retreat. All appliances included, HWT 2024. Don’t miss your chance on this property; schedule your showing today!