



**GRASSROOTS**  
REALTY GROUP

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**8906 91 Street**  
**Grande Prairie, Alberta**

**MLS # A2230122**



**\$259,800**

<b>Division:</b>	MH - Creekside		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	MHC
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** ALL APPLIANCES

**QUICK POSSESSION** Whether you're a first-time buyer or looking to downsize, this 1,520 sq. ft. home offers an affordable and comfortable living option with 3 spacious bedrooms, 2 full bathrooms, and an open-concept layout. The kitchen is equipped with a large island, corner pantry, and ample cabinetry, while the primary bedroom includes a walk-in closet and en-suite with a jetted tub. Two additional bedrooms and a second four-piece bath are located on the opposite end of the home for added privacy. The fully fenced yard is ideal for kids and pets and includes a garden shed for extra storage. With a monthly condo fee covering park management, sewer, and garbage/snow removal, this home is conveniently located within walking distance to FreshCo, coffee shops, Riverstone Elementary School, bus routes, and other nearby amenities. Book your showing today! Razzle Dazzle pics coming soon!