



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

9003 88 Avenue  
Grande Prairie, Alberta

MLS # A2230177



**\$279,900**

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Shed

Welcome to this beautifully maintained 1,520 sq ft home in Creekside—offering 3 large bedrooms, 2 full bathrooms, and plenty of space both inside and out. Step inside to an open and airy main living area that’s perfect for everyday living or entertaining. The front two bedrooms are incredibly spacious and are tucked on either side of a full bathroom—ideal for kids, guests, or even a home office setup. At the back of the home, the private primary suite features a full ensuite and walk-in closet, offering a peaceful retreat at the end of the day. You’ll also love the oversized laundry room with tons of storage space to keep things organized. Outside, enjoy a fully fenced yard with a great deck for summer BBQs, plus a 14x18 powered shed with a garage door—perfect for hobbies, toys, or extra storage. There’s even a 6x10 fenced dog run right off the shed for your furry friend! Parking won’t be a problem with three spots out back and one more on the front parking pad. Additional upgrades include new shingles in 2021 and a brand-new hot water tank (December 2024)—giving peace of mind for years to come. Affordable, spacious, and well cared for—this one is definitely worth a look!