



**GRASSROOTS**  
REALTY GROUP

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**8505 90 Street**  
**Grande Prairie, Alberta**

**MLS # A2243391**



**\$239,900**

<b>Division:</b>	Creekside		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,508 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MHC
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Pantry		

**Inclusions:** shed

The BEST PRICED 4-bedroom home in Creekside &mdash; and you own the land! This 1,520 sq ft home delivers unbeatable value and space for the whole family. The outdoor area is a standout, featuring a sturdy custom wood privacy fence, a large upper deck, a lower-tier deck, and a storage shed &mdash; offering excellent functionality and privacy. Inside, the home features a bright white kitchen with modern linoleum flooring, a smart layout with the primary suite at the rear (complete with walk-in closet and ensuite with garden tub), and three additional bedrooms with their own full bathroom up front. While the laminate flooring is ready for replacement, the outdoor space and secure fencing more than make up for it &mdash; and the price reflects the opportunity to update and make it your own. Ready for immediate occupancy &mdash; move in before school starts and get settled with the little ones in time for the new year! Located in the heart of Creekside, a land-owned community close to parks, schools, shopping, and walking trails, this is a fantastic opportunity for affordable family living.