



GRASSROOTS
REALTY GROUP

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

8806 90 Street
Grande Prairie, Alberta

MLS # A2253068

\$264,900



Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,528 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Jetted Tub, Kitchen Island		

Inclusions: NA

4 bed 2 bath in Creekside on owned lot! Located right across from the playground making this a great family location. Kitchen features newer stainless appliances and epoxy countertops. Separate dining area with additional cabinetry. 3 good sized bedrooms with 4 piece bathroom at one end of the home. Primary bedroom is on the opposite end and features 4 piece ensuite and walk in closet. Fenced back yard with storage shed. Entire home is drywalled. Pilings were levelled in 2019, shingles were done in 2019, and GAS water heater installed in 2020. New vinyl flooring in most of the house, and recent paint as well.