



**8810 90 Street
Grande Prairie, Alberta**

MLS # A2268779



\$264,000

Division:	Creekside	
Type:	Residential/Manufactured House	
Style:	Mobile Home-Double Wide	
Size:	1,520 sq.ft.	Age: 2006 (20 yrs old)
Beds:	3	Baths: 2
Garage:	Parking Pad	
Lot Size:	0.10 Acre	
Lot Feat:	Back Yard, Landscaped	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Laminate Counters, No Smoking Home		
Inclusions:	N/A		

Check out this well kept place that feels like home the moment you walk in. Sitting on its own lot, this 1520 sq ft home offers space, comfort, and updates you'll appreciate every day. Inside, you'll find beautiful new flooring throughout, modern light fixtures that brighten every room, and a stylish new smart stove in the kitchen perfect for family dinners or quiet mornings with coffee. The home features 3 spacious bedrooms plus a bonus room, giving you that extra space for a home office, playroom, or cozy hangout spot. With a new washer and dryer, a brand-new hot water tank, and a location close to parks, schools, and shopping this home truly checks all the boxes. Whether you're starting fresh or looking for more room for the family, this place is waiting for you to call it home.