



GRASSROOTS
REALTY GROUP

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8501 90A Street
Grande Prairie, Alberta

MLS # A2271099



\$269,900

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,504 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Front Yard, Garden, Irregular Lot, Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 185
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Vinyl Windows		

Inclusions: Shed, 12' x 20' Shed/Garage,

Enjoy moving into your new home tucked away on a quiet street in Creekside, perfectly positioned across from a peaceful green space. Set on an expansive south-facing corner lot, the property enjoys exceptional sun exposure and is enclosed by a solid 6-foot wood fence for complete privacy. Inside, the open-concept main living area welcomes you with vaulted ceilings and a bright, spacious feel. The dining area comfortably fits a 6–8-person table, and the oversized kitchen features white cabinetry, a corner pantry, and a large, raised island with eating bar. The adjoining living room offers generous space and a cozy gas fireplace for those cold winter nights. Down the hallway are all three bedrooms, two full bathrooms, and the laundry room. The expansive primary suite is tucked away at the far end of the home, complete with a huge walk-in closet and a private 4-piece ensuite. Home has just been refreshed with new vinyl plank, baseboards and paint in the Living Room, Dining Area, Kitchen and Hallway. Parking is abundant with a double front driveway, a heated (electric) 12' x 20 garage, shed and additional space at the back ideal for an RV. The impressive two-tier deck spans the entire length of the home—perfect for entertaining—while still leaving plenty of yard space. Enjoy your own gravel firepit area, a play center for the kids, and a gardening zone. Move in before Christmas with immediate possession available.