



**8907 85 Avenue  
Grande Prairie, Alberta**

**MLS # A2284516**



**\$294,900**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | MH - Creekside                 |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Double Wide        |               |                   |
| <b>Size:</b>     | 1,520 sq.ft.                   | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Off Street           |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Yard                      |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** Piling(s)

**Features:** Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** MHC

**Utilities:** -

**Inclusions:** all light fixtures, all window coverings, garden shed & shed

It's easy to love this home nestled in a beautiful park like setting with a spacious, bright, fresh, open concept. The kitchen and dining area connect seamlessly, creating a welcoming space for daily living and entertaining. This home has updates and features throughout. New engineered Trim Lock insulated skirting with professionally installed heat trace, a brand-new custom built 10 X 12 shed, along with a garden shed to match for all your outdoor tools. The home has vaulted ceilings, newer hot water tank, updating throughout the house with newer Fridge, Dishwasher, Washer & Dryer, new carpets throughout with new vinyl flooring in 2023, a new over the stove microwave in 2025. This home features 3 bedrooms and 2 bathrooms. The primary bedroom with an ensuite that is located in the back of the house for full privacy and the second and third bedroom is in the front. Your minutes away from all amenities for shopping, situated on its own lot in a highly convenient location, this well-maintained home offers comfort, functionality, and accessibility all in one. It's a well-run community that shows pride in ownership.