



**8901 88C Street
Grande Prairie, Alberta**

MLS # A2287234



\$289,900

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	shed, window coverings		

Welcome to this beautifully maintained one-owner home in the Creekside neighborhood, offering a thoughtful layout and inviting living spaces throughout. This 3 bedroom, 2 bathroom home features a well-designed floor plan with two bedrooms and a full bathroom located on one end, ideal for family, guests, or a home office setup. The spacious primary bedroom is privately positioned and includes a walk in closet and a large ensuite complete with a relaxing soaker tub and separate shower. At the heart of the home, the open concept kitchen and living area is perfect for everyday living and entertaining. The wonderful chefs kitchen offers abundant cabinetry and counter space, a functional island, and built-in stove with wall oven, creating a space that is both stylish and practical. Stepping outside there is a large deck, a treed backyard that provides privacy and shade, and a storage shed for added convenience. There is also a paved 2 car parking pad. The home shows extremely well and reflects pride of ownership throughout. Available for quick possession. Call for your own private tour today!