



**8709 88C Street
Grande Prairie, Alberta**

MLS # A2296239



\$284,900

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	1.06 Acres		
Lot Feat:	No Neighbours Behind		

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

Inclusions: Blinds, Curtain Rods, Shed

Welcome to this well maintained 1520 sq ft mobile home built in 2009, offering 4 bedrooms and 2 full bathrooms including a spacious primary suite with ensuite. This home has seen several updates including fresh paint, new flooring in the bedrooms, stainless steel kitchen appliances, and a brand new washer and dryer, making it truly move in ready. The large kitchen features dark cabinetry, built in china cabinet, corner pantry, and plenty of prep space, opening nicely into the main living area. You’ll also appreciate the added comfort of central air conditioning and the bonus of a 4 camera security system for peace of mind. Outside, enjoy a large deck perfect for relaxing or entertaining, a convenient storage shed, and no rear neighbours providing added privacy. Located in Creekside this home offers a quiet, family friendly setting with great access to nearby amenities. You’re just minutes from Riverstone Public School along with quick access to parks and walking trails. Shopping and everyday essentials are close by including FreshCo and Shoppers Drug Mart, plus plenty of other businesses like Tim Hortons, Circle K, Starbucks etc.