



8902 89 Street
Grande Prairie, Alberta

MLS # A2108106



\$182,500

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|------------------|--------------------------------|---------------|-------------------|
| Division: | MH - Creekside | | |
| Type: | Residential/Manufactured House | | |
| Style: | Mobile | | |
| Size: | 1,152 sq.ft. | Age: | 2008 (16 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | City Lot, Corner Lot | | |

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

Inclusions: Shed

Don't miss this opportunity to own an affordable mobile home in the desirable Creekside community. With its light-filled interior, corner lot location, and proximity to amenities, this property has it all. As you enter, you'll be greeted by an inviting living area that radiates warmth and comfort. The large windows flood the room with natural light, creating an open and airy atmosphere. This delightful space seamlessly flows into the adjacent dining area, making it perfect for entertaining guests or enjoying family meals. The open concept, well-appointed kitchen boasts ample counter space, white appliances, and plenty of storage, making it a chef's paradise. Whether you're preparing a quick breakfast or a gourmet dinner, this kitchen will meet all your culinary needs. The three bedrooms provide cozy retreats for relaxation and rest. The primary bedroom features a generously sized closet and an en-suite bathroom, with jetted tub offering convenience and privacy. The two additional bedrooms are ideal for children, guests, or can be utilized as a home office or hobby room to suit your specific needs. One of the highlights of this property is the rear deck, where you can unwind and soak in the tranquil surroundings. Whether you're sipping your morning coffee or hosting a barbecue with friends, this outdoor space is perfect for enjoying the beautiful weather and creating lasting memories. Creekside is a vibrant community with a host of amenities just a stone's throw away. The new park nearby offers a serene setting for leisurely strolls or picnics with loved ones. Riverstone School, a reputable educational institution, is conveniently close by, ensuring a hassle-free commute for families. For your everyday needs, Fresh Co grocery store is within easy reach, providing a wide range of fresh produce and household essentials. And when you're in need of a caffeine fix or a quick bite, the

Canadian classic Tim Hortons is just a short walk away. Plus there's a variety of other shopping options/ amenities nearby , making it a truly convenient place to call home.