



**8706 88C Street
Grande Prairie, Alberta**

MLS # A2135111



\$242,500

Division:	Creekside		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	2
Garage:	Aggregate, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, French Door, Jetted Tub, Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: NA

Rare 4 bed 2 bath home on an OWNED LOT in Creekside! The entry has built-in storage and closet space. 2 good sized bedrooms and full 4 piece bathroom on the street end of the home. Large, bright living room with vaulted ceiling and ceiling fan. Separate dining area with built in storage and access to the large attached deck and fully fenced yard. The kitchen features updated stainless appliances, including an over the range microwave. Another bedroom off the kitchen/dining room. Separate laundry room with a brand new washer and dryer. Water heater was recently replaced. Large primary bedroom with dual closets and attached ensuite bathroom. The ensuite has a jetted tub, dual sink vanity, and separate shower. Fully fenced yard with storage shed and attached deck. Backs onto green space with walking trail, and there is a new playground in the community park also! Owned lot with low monthly condo fee of \$175 that includes a portion of water usage.