



GRASSROOTS
REALTY GROUP

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8809 85 Avenue
Grande Prairie, Alberta

MLS # A2138731



\$244,900

Division:	Creekside		
Type:	Residential/Manufactured House		
Style:	Mobile		
Size:	1,520 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Shed.

BEAUTIFULLY UPDATED MOBILE HOME ON OWNED LOT IN CREEKSIDE!!!! Looking for a spacious, comfortable home that meets all your family's needs? Check out this stunning Creekside property! The large U-shaped kitchen is perfect for cooking and entertaining, offering plenty of counter space and storage. Plus, there's a separate laundry room to make laundry day a breeze and keep everything organized. With four spacious bedrooms, this home suits families of all sizes. The primary bedroom features a cozy fireplace, a walk-in closet, and an ensuite bathroom for added comfort and convenience. The other three bedrooms are bright, with ample closet space, ensuring everyone feels right at home. This home is updated with new light fixtures, vinyl plank flooring, and fresh paint throughout, giving it a modern, fresh feel. Outside, enjoy the updated back deck, perfect for relaxing or entertaining, and a backyard shed with power, great for storage or hobbies. The new fencing ensures privacy and security. Located in the beautiful and peaceful Creekside community, nature and outdoor enthusiasts will feel right at home. With a condo fee of just \$175 per month, you get access to all the amenities without breaking the bank. Plus, the furnace was replaced in 2022! Don't miss out on this stunning Creekside home. Contact your REALTOR® today to schedule a tour!