



**9014 89 Avenue
Grande Prairie, Alberta**

MLS # A2174604



\$199,900

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,216 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Front Yard, Lawn, Garden, Interior Lot, Landscaping		

Heating:	Central, Forced Air, Natural Gas	Water:	Public
Floors:	Linoleum, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

This updated, clean, and move-in ready home in Creekside is one of the best-priced in the area, offering both front parking and rear alley access with additional parking spots, as well as the potential to add a garage. Whether you're a first-time buyer, looking to downsize, or searching for a smart investment, this home has everything you need. Recently upgraded, the home features a new furnace installed in 2023, brand new stainless steel appliances, new washer and dryer, new front deck and back steps, a newer hot water tank, and newer vinyl plank flooring. The sliding patio door is currently being replaced, adding even more value to the home. A security system is already installed, and the new owner can take over the contract if desired; otherwise, the cameras and sensors will be removed. Inside, the open-concept layout provides a welcoming space for entertaining, with a spacious living room that flows into the kitchen and dining area. The kitchen offers ample cabinet space, a corner pantry, and a moveable island, giving you flexibility and convenience. From here, you have easy access to a good-sized deck through the patio doors, perfect for outdoor dining and relaxation. The master suite is located at the rear of the home and includes a walk-in closet and an ensuite bathroom complete with a luxurious jet tub. Close by is a convenient laundry room with a large storage area. At the front of the home, there are two more good-sized bedrooms, a second 4-piece bathroom, and a spacious front entryway. Outside, the fully landscaped yard includes newly designed garden areas ideal for growing flowers and vegetables, along with a storage shed for additional convenience. Parking is ample, with space for up to four vehicles, including a paved parking stall at the front and two more parking stalls at the rear with alley access. This rear alley access also reduces neighborhood

congestion, providing a sense of privacy and space. Your monthly condo fee of \$175 covers snow removal, garbage and recycling pickup, general maintenance, and lawn care of the common areas, as well as \$33 dollars toward your monthly utility water bill. The pride of ownership is evident not just in this property but throughout the Creekside community, which is one of Grande Prairie's premier manufactured home neighborhoods. Here, owners also own their lots, offering a unique and appealing lifestyle.