



9003 85 Avenue  
Grande Prairie, Alberta

MLS # A2185342



**\$216,900**

<b>Division:</b>	MH - Creekside		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Geothermal, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	MHC
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** Shed

Looking to enter into the house market at an affordable price? Look no further! This 3 bed 2 bath well looked after home situated in the popular subdivision of Creekside will be sure to please. Situated on it own lot, with low property taxes , with a fully fenced yard. Entering your new home you will appreciate the open concept boasted between the kitchen, dining and living room. Two good sized bedrooms and a full bathroom make up one end of the home, while on the other end hosts the master bedroom with full en-suite including jet tub and walk in closet and laundry room. Back yard is fully fenced with no rear neighbors and complimented by a large shed , great for storage. Upgrades include new roof 2013 , new furnace 2011, hot water tank 2023, reinsulated underneath the home, washer and dryer 3 years old, all kitchen appliances only 4 years old... just pack your things and move on into this turn key home. Book your viewing today as this home will check all the boxes.