



**8805 86 Avenue  
Grande Prairie, Alberta**

**MLS # A2195015**



**\$264,900**

<b>Division:</b>	MH - Creekside		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Floor Furnace, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MHC
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** n/a

Very well cared for 1520 sq/ft manufactured home on its own lot with a 20'x11' garage and paved back alley access. Modern paint colors throughout. Huge island in the kitchen and pantry. Master bedroom has walk in closet and ensuite with jetted tub. Fully fenced and landscaped with pressure treated deck.