



**8865 89 Avenue
Grande Prairie, Alberta**

MLS # A2206048



\$255,000

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,227 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: fridge, stove, dishwasher, washer, dryer, shed

NICELY RENOVATED CORNER LOT MOBILE BACKING ONTO GREEN-SPACE AND ACROSS FROM A PARK! This home has been completely repainted, has all new carpets, trim, stylish backsplash, new washer, dishwasher, stove, rangehood, New Furnace(installed Dec 27th, 2023, new hot water tank (February 2024) , and skirting. Open concept design with vaulted ceilings. Spacious kitchen has corner pantry and lots of counter space. Master bedroom has full ensuite with jetted tub and walk in closet. This home is located on a fully landscaped corner lot with 4 trees, large deck, and shed for storage. Located close to Riverstone School.