



8609 89 Street
Grande Prairie, Alberta

MLS # A2168523



\$239,900

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Double Wide Mobile Home		
Size:	1,440 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters		

Inclusions: SHED

****NEW SHINGLES BEING PUT ON BY STANDARD ROOFING NEXT WEEK**** Nice manufactured home in Creekside on your own lot. Features open plan, 3 bedrooms, 2 full bathrooms including jetted tub in ensuite bathroom, and vaulted ceilings. Newer stainless appliances & washer/dryer, some updated flooring & paint, tiled gas fireplace. Nice sized yard is landscaped, fenced, and has a shed, large deck and gated access to park/walking trails . Many renovations over the years. This home features many amenities, there is a newer school k-8 close by, access to the bus stop is around the corner from the home and a park is a short walk. A convenience store and the coveted Tim Hortons is also a very short walk (under five minutes) near by as well! There is also a shopping district approximately a 10 minute walk which includes Shoppers Drug Mart with post office, Starbucks, TD Bank, Subway, Old Smokes coffee shop, and brand new Freshco grocery store. Great location.