



8838 90 Avenue
Grande Prairie, Alberta

MLS # A2169964



\$254,900

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Creekside | | |
| Type: | Residential/Manufactured House | | |
| Style: | Modular Home | | |
| Size: | 1,520 sq.ft. | Age: | 2011 (13 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Lawn, Gentle Sloping, Landscaped | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 175 |
| Basement: | None | LLD: | - |
| Exterior: | See Remarks | Zoning: | MHC |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | Ceiling Fan(s), Jetted Tub, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | See Remarks | | |

Welcome to this spacious 1520 sq ft modular home located in the desirable Creekside mobile home community in Grande Prairie! This open-concept gem features 3 generous bedrooms, including a primary suite with a large walk-in closet and 3-piece ensuite. On the opposite side of the home, you'll find two additional bedrooms and a full bathroom, providing a great layout for families or guests. The kitchen is a highlight with ample counter space, cupboards, and storage, perfect for anyone who enjoys cooking or entertaining. A built-in buffet and additional cabinetry in the dining area offer even more storage and style. Recently updated, the home includes a new roof and nearly new washer and dryer (less than a year old), ensuring peace of mind for the next owner. Outside, enjoy a large deck and a private yard complete with a shed for extra storage. This home truly has it all and is best appreciated in person. Don't miss out—book a showing today!