

**8901 88C Street
Grande Prairie, Alberta****MLS # A2287234****\$289,900**

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| Division: | MH - Creekside | | |
| Type: | Residential/Manufactured House | | |
| Style: | Mobile Home-Double Wide | | |
| Size: | 1,520 sq.ft. | Age: | 2012 (14 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, City Lot, Few Trees | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 175 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | MHC |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows | | |
| Inclusions: | shed, window coverings | | |

Welcome to this beautifully maintained one-owner home in the Creekside neighborhood, offering a thoughtful layout and inviting living spaces throughout. This 3 bedroom, 2 bathroom home features a well-designed floor plan with two bedrooms and a full bathroom located on one end, ideal for family, guests, or a home office setup. The spacious primary bedroom is privately positioned and includes a walk in closet and a large ensuite complete with a relaxing soaker tub and separate shower. At the heart of the home, the open concept kitchen and living area is perfect for everyday living and entertaining. The wonderful chefs kitchen offers abundant cabinetry and counter space, a functional island, and built-in stove with wall oven, creating a space that is both stylish and practical. Stepping outside there is a large deck, a treed backyard that provides privacy and shade, and a storage shed for added convenience. There is also a paved 2 car parking pad. The home shows extremely well and reflects pride of ownership throughout. Available for quick possession. Call for your own private tour today!