

8609 89 Street
Grande Prairie, Alberta

MLS # A2168523



\$239,900

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|------------------|--------------------------------|---------------|-------------------|
| 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

Floors: Laminate, Vinyl

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Piling(s)

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: \$ 175

LLD: -

Zoning: MHC

Utilities: -

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.