

**8838 90 Avenue
Grande Prairie, Alberta**
MLS # A2169964


\$254,900

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		

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!