

**8806 89 Avenue
Grande Prairie, Alberta**

MLS # A2184034



\$209,900

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,216 sq.ft.	Age:	2010 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHC
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This 3-bedroom, 2-bathroom home in the desirable Creekside community won't stay on the market for long! Featuring brand-new appliances, a new roof and AC system installed in 2022, and a fully fenced yard, this property is move-in ready. Enjoy the convenience of parking at both the front and back of the home. Plus, there's no shortage of storage with two large sheds, one of which is powered – perfect for a workshop or extra storage. Don't miss your chance to own this well-maintained home with modern upgrades and plenty of outdoor space. Book your showing today and move in for the New Year!