

8802 89 Avenue  
Grande Prairie, Alberta

MLS # A2154206

## \$259,900



<b>Division:</b>	MH - Creekside		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** Piling(s)

**Features:** Jetted Tub, Open Floorplan, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 175

**LLD:** -

**Zoning:** MHC

**Utilities:** -

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Window Coverings, Garage Door Opener & Controls

Located in Creekside, conveniently close to Riverstone school, grocery and other amenities. This 3 bedroom, 2 bathroom home is situated on a corner lot and has a double detached garage. The covered front porch leads into the open concept floor plan home. The main living area has a gas fireplace in the corner with a South facing window. A large kitchen features black appliances and tons of cupboards for storage. Your primary bedroom is complete with a walk in closet and 4pc ensuite including jetted tub. Two more bedrooms, a full bathroom and laundry room complete this home. Enjoy evenings in your fully fenced and landscaped backyard. Part of the back deck has been converted into a sunroom! Great home for first time buyer's or an investment property, book your showing today!