

**8818 89 Avenue  
Grande Prairie, Alberta**

**MLS # A2165615**



**\$239,900**

<b>Division:</b>	MH - Creekside		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Piling(s)
<b>Features:</b>	Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 175
<b>LLD:</b>	-
<b>Zoning:</b>	MHC
<b>Utilities:</b>	-

**Inclusions:** Shed

This charming 3-bedroom, 2-bathroom modular home is located in a well-maintained, desirable neighborhood of Creekside! The property boasts a spacious, open floor plan with plenty of natural light, modern finishes, and thoughtful upgrades throughout. Each bedroom offers ample space and storage. Master bedroom features a large closet with ensuite! The exterior has been meticulously cared for, and there is ample room to add a garage for additional convenience. Perfect for comfortable family living in a peaceful, friendly area.