

**8609 89 Street  
Grande Prairie, Alberta**

**MLS # A2168523**



**\$239,900**

<b>Division:</b>	MH - Creekside		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Double Wide Mobile Home		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	2005 (19 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>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	MHC
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**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.