

**8601 90 Street  
Grande Prairie, Alberta**

**MLS # A2157583**



## \$199,900

<b>Division:</b>	MH - Creekside		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2006 (18 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>	City Lot, Lawn, Landscaped, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Linoleum, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Crawl Space, None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Piling(s)

**Features:** No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** MHC

**Utilities:** -

**Inclusions:** N/A

Welcome to Your SUPER AFFORDABLE Home in Creekside! Discover peace and tranquility in this charming 1216 sqft home, nestled in the heart of Creekside. With friendly neighbors, low traffic, and minimal noise, this is the perfect place to relax and unwind. Step inside to a spacious living room, featuring newer vinyl flooring and abundant natural light. The kitchen is designed with ample counter space, plenty of storage, and a convenient pantry, making meal prep a breeze. The adjoining dining room is ideal for gathering with family, offering space for a large table. The laundry room is practical and spacious, providing additional storage and room for a large stand-up freezer. The massive master bedroom with an ensuite that is a luxurious retreat, complete with a walk-in closet and a generous 4-piece bathroom that includes a shower, a relaxing jacuzzi tub, and extra cabinet storage. The second bedroom features newer vinyl plank flooring and a closet, while the third bedroom is also generously sized and includes its own closet. The main bathroom offers plenty of space, with a shower and a soothing soaker tub for ultimate comfort. Every detail has been thoughtfully updated and prepared—just move in and start enjoying your new home!