

**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		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<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	<b>Zoning:</b>	MHC
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Open Floorplan, See Remarks		

**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!