

**8504 90 Street
Grande Prairie, Alberta**

MLS # A2236699



\$249,900

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,215 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Curtains, Garage Heater (Not Installed - Hook Ups Are There)

SUPER AFFORDABLE HOME with a Detached Double Car Garage for UNDER \$250,000! It is ready to welcome you inside to have a look for yourself. Owner-occupied and tasteful updates over the years with vinyl plank flooring, and laminate in the living areas. The vaulted ceiling in the spacious living room enhances the open, airy feel, while the modern kitchen impresses with upgraded cabinetry, newer stainless steel appliances, and a generous dining area. Perfect for family meals or entertaining with board game night. The XL primary suite features a walk-in closet and a full ensuite with a relaxing jetted soaker tub. Two additional bedrooms and a second full bath provide ample space for family or guests. This UNIQUE layout overcomes the cramped feel typical of many manufactured homes, offering both functionality and comfort. Outside, enjoy the 12x12 covered front deck and massive 18x18 rear deck, ideal for BBQs and relaxing evenings. Located on a rear alley lot with excellent access, this property includes a detached garage (new natural gas garage heater included - all ready plumbed just needs to be installed) and extra parking. Affordable homeownership in Creekside doesn't get better than this, act fast, this one won't last long. BOOK A SHOWING, START THE CAR & COME HAVE A LOOK!