

**8805 88C Street
Grande Prairie, Alberta**

MLS # A2272506



\$222,900

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,088 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Driveway, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, Open Floorplan, See Remarks, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Built in 2013, this well-kept home is in great condition and ready for its new owners, with quick possession available. Outside, you'll find a nicely sized, partially fenced yard complete with a large deck—perfect for entertaining—and a spacious storage shed for all your extra gear. Inside, a welcoming foyer leads you to two front bedrooms and a full main bathroom. The central living area is bright and open, featuring a generous living room with a cozy gas fireplace, a comfortable dining space, and a well-equipped kitchen with plenty of cabinetry and ample counter space. Further down the hallway is a convenient laundry area, while the privately situated primary bedroom at the back of the home offers a four-piece ensuite, creating a peaceful retreat. Situated on its own land, the property comes with a monthly condominium fee of \$175, which includes: • Garbage disposal • Snow removal • Lawn and common-area maintenance • Community park management • Water (including a \$33/month water allowance, with balance or credit billed quarterly), sewer, and waste services. Located in the desirable Creekside community, this home provides quick and easy access to schools, shopping, recreation, and major routes. You're also within walking distance to Fresh Co, Shoppers Drug Mart, Snap Fitness, Tim Hortons, Starbucks, Riverstone Elementary School, bus routes, a gas station/car wash, and many other amenities. Move-in ready and perfectly situated—this home truly checks all the boxes.