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8806 85 Avenue  
Grande Prairie, Alberta

MLS # A2162605



**\$269,900**

<b>Division:</b>	Creekside		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<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>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	French Door, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** N/A

Great looking 20' wide modular home with spacious heated detached garage (22'x24') in the Creekside community. This property has a great location offering privacy and lots of parking available and even back alley access for the garage. This home offers 3 bedrooms - 2 located at one end of the home with the main bathroom (4 pc.) and the spacious master suite at the opposite end for ultimate privacy. The kitchen is a very nice open design with tons of counter space, including an island and walk in pantry. The laundry room is adjacent to the kitchen with access outside to the side yard where there is a deck area. The living room features a gas fireplace and vaulted ceiling. The dining area has a built in hutch and you can look out through garden doors that add tons of natural light. The garage is almost new and a real bonus for it's size - fully finished and heated with high ceilings; this is a great space. There is paved parking at the front or you can park in the back as well. This home is move in ready now - take a look.