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8609 89 Street
Grande Prairie, Alberta

MLS # A2168523



\$239,900

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Double Wide Mobile Home		
Size:	1,440 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: Forced Air

Floors: Laminate, Vinyl

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Piling(s)

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: \$ 175

LLD: -

Zoning: MHC

Utilities: -

Inclusions: SHED

****NEW SHINGLES BEING PUT ON BY STANDARD ROOFING NEXT WEEK**** Nice manufactured home in Creekside on your own lot. Features open plan, 3 bedrooms, 2 full bathrooms including jetted tub in ensuite bathroom, and vaulted ceilings. Newer stainless appliances & washer/dryer, some updated flooring & paint, tiled gas fireplace. Nice sized yard is landscaped, fenced, and has a shed, large deck and gated access to park/walking trails. Many renovations over the years. This home features many amenities, there is a newer school k-8 close by, access to the bus stop is around the corner from the home and a park is a short walk. A convenience store and the coveted Tim Hortons is also a very short walk (under five minutes) near by as well! There is also a shopping district approximately a 10 minute walk which includes Shoppers Drug Mart with post office, Starbucks, TD Bank, Subway, Old Smokes coffee shop, and brand new Freshco grocery store. Great location.