

**8705 88 C Street**  
**Grande Prairie, Alberta**

**MLS # A2202412**

**\$275,000**



|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | MH - Creekside                 |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Bungalow                       |               |                   |
| <b>Size:</b>     | 1,528 sq.ft.                   | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad                    |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Yard                      |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, 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>   | No Smoking Home, Pantry, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** Shed

Pride of ownership shines throughout this spacious 1,520 sq. ft. manufactured home! Featuring 3 bedrooms and 2 bathrooms, this beautifully maintained home is move-in ready. The master suite includes a walk-in closet, while the open-concept living areas are tastefully decorated for a warm and inviting feel. Enjoy outdoor living with a fenced yard and deck, perfect for relaxing or entertaining. Conveniently located near schools, walking paths, shopping, and playgrounds, this home offers both comfort and convenience. Don't miss this opportunity—schedule your showing today!