

**8865 89 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2206048**



**\$255,000**

<b>Division:</b>	MH - Creekside		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,227 sq.ft.	<b>Age:</b>	2008 (17 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>	City Lot		

<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>	-
<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>	Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, shed

NICELY RENOVATED CORNER LOT MOBILE BACKING ONTO GREEN-SPACE AND ACROSS FROM A PARK! This home has been completely repainted, has all new carpets, trim, stylish backsplash, new washer, dishwasher, stove, rangehood, New Furnace(installed Dec 27th, 2023, new hot water tank (February 2024) , and skirting. Open concept design with vaulted ceilings. Spacious kitchen has corner pantry and lots of counter space. Master bedroom has full ensuite with jetted tub and walk in closet. This home is located on a fully landscaped corner lot with 4 trees, large deck, and shed for storage. Located close to Riverstone School.