

**9013 90 Avenue
Grande Prairie, Alberta**

MLS # A2231781



\$239,000

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 178
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	No Smoking Home		

Inclusions: SHED

Welcome to this beautiful mobile in Creekside – the perfect blend of comfort and convenience! This charming 3 bedroom 2 bathroom modular home is ideally located just steps from Tim Hortons, a gas station, liquor store, putting everyday essentials right at your fingertips. Inside, enjoy stylish updates including new vinyl plank flooring, and modern light fixtures throughout. The kitchen features beautiful wood cabinetry, ample counter space, and a walk-in pantry off the laundry area—ideal for any home chef. The spacious living room is filled with natural light, making it perfect for relaxing or entertaining. With three well-sized bedrooms, there’s room for everyone, including a primary suite with double closets and a private jetted tub ensuite. Outside, enjoy a large deck, fenced yard, fire pit area, and two parking pads for added convenience. Recent upgrades include a newer hot water tank, dishwasher, washer, and dryer—giving you peace of mind. This move-in-ready home is vacant and available for immediate possession. Book your showing today with your favorite REALTOR®!