

**8805 91 Street
Grande Prairie, Alberta**

MLS # A2248383



\$235,000

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, washer, dryer

2006 1520 sqft. modular located in the quiet Creekside neighbourhood looking for its new owners! This 3-bedroom, 2-bathroom home offers a spacious kitchen with an island, perfect for family meals and entertaining. The master bedroom includes a walk-in closet and 4-piece ensuite with jetted tub. Situated in a peaceful cul-de-sac, the property features a backyard, storage shed, and plenty of space to relax and enjoy. Low condo fees include water, garbage, common area maintenance, and snow removal, making this home both comfortable and affordable in a welcoming neighbourhood.