

8620 91 Street
Grande Prairie, Alberta

MLS # A2269244



\$200,000

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Mixed
Foundation:	Piling(s)
Features:	Laminate Counters, No Smoking Home, Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 175
LLD:	-
Zoning:	MHC
Utilities:	-

Inclusions: N/A

BE SETTLED INTO YOUR NEW HOME BEFORE CHRISTMAS! Whether you're a first-time buyer or looking to downsize, this 3 bedroom, 2 bathroom home offers an affordable and comfortable living option. The kitchen features an island, a pantry, plenty of cabinets and ample counter space. A huge bonus storage room is located just off the designated laundry room area. The primary bedroom located at the far end of the home includes a huge closet and an ensuite bathroom with a jetted tub. Two additional bedrooms and a second 4-piece bath are located at the opposite end of the home. Updates include NEW SHINGLES, EAVESTROUGHS AND DOWNSPOUTS. The monthly condo fee of \$175 covers park management, common area maintenance, water, sewer, and garbage/snow removal. This move-in ready home is conveniently located within walking distance to FreshCo, Shoppers Drug Store, Snap Fitness, Tim Hortons/Starbucks coffee shops, Riverstone Elementary School, bus routes, a gas station/car wash and many other amenities.