

9015 88 Avenue  
Grande Prairie, Alberta

MLS # A2292418



# \$298,000

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | MH - Creekside                             |               |                   |
| <b>Type:</b>     | Residential/Manufactured House             |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide                    |               |                   |
| <b>Size:</b>     | 1,206 sq.ft.                               | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 3                                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Multiple Driveways, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Interior Lot                    |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** Piling(s)

**Features:** Ceiling Fan(s), Kitchen Island, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 175

**LLD:** -

**Zoning:** MHC

**Utilities:** -

**Inclusions:** Window Coverings, Garage Door Openers

Welcome to this beautifully renovated 3-bedroom modular home in Creekside, where modern updates meet comfort and functionality. From the moment you step inside, you'll appreciate the extensive upgrades that have transformed this home into a stylish and move-in-ready space. The calm and inviting interior features updated flooring and fresh paint throughout, including trim and doors, creating a clean, contemporary feel. The professionally refaced kitchen cabinetry, and new counter tops are paired with a stylish island and stainless steel appliances, making the kitchen both beautiful and practical—perfect for everyday living or entertaining. The thoughtfully designed layout offers two bedrooms at the front of the home, while the spacious primary bedroom is privately located at the back, complete with its own 4-piece ensuite featuring a jetted soaker tub and new vanity. An additional 4-piece main bathroom, also updated with a new vanity, serves the secondary bedrooms and guests. Step outside and you'll discover a dreamy deck with privacy walls, creating a tranquil outdoor retreat that's perfect for relaxing summer evenings, morning coffee, or entertaining friends and family. A standout feature of this property is the fantastic single heated garage, offering ample storage, shelving and a dedicated 220 outlet for a welder, making it ideal for hobbyists or anyone needing a well-equipped workspace. Parking is abundant with an asphalt parking pad in the front plus an additional gravel parking pad beside the garage. Behind the home, the back lane entrance to the garage is situated in a quiet cul-de-sac, offering added peace of mind with no through traffic. Additional highlights include a hot water tank installed in 2022 and a furnace that has been regularly maintained and the chimney replaced 4 years

ago ensuring comfort and reliability. This beautifully updated home offers incredible value in Creekside and is truly move-in ready. Master bedroom furniture is negotiable.