

**8714 88C Street**  
**Grande Prairie, Alberta**

**MLS # A2299936**

**\$254,000**



<b>Division:</b>	MH - Creekside		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2008 (18 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>	Back Yard		

<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>	\$ 175
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	MHC
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Tv Mount, Curtain Rods & Blinds, Shed

**\*QUICK POSSESSION AVAILABLE\*** Welcome to this well kept 2008 modular home offering 3 bedrooms and 2 full bathrooms, including a spacious primary suite with a walk in closet and 3 piece ensuite. This home is in excellent condition with newer paint and updated lighting, making it truly move in ready. The open concept kitchen, living, and dining area creates a bright and functional space, perfect for everyday living or entertaining, with direct access to the deck and fully fenced yard. Backing onto a park, you will love the added privacy and green space, plus there is a shed for extra storage. Located in Creekside, one of Grande Prairie's most convenient and family friendly communities, you are close to everything you need. Riverstone School is just minutes away, making it a great option for families, and you have quick access to shopping and everyday essentials including FreshCo, Shoppers Drug Mart, Starbucks, Tim Hortons and more. With parks, walking paths, and amenities all nearby, this is a location that offers both comfort and convenience. A great opportunity for first time buyers, downsizers, or investors looking for a solid property in a fantastic area.