

**8609 89 Street**  
**Grande Prairie, Alberta**

**MLS # A2310186**



**\$269,900**

<b>Division:</b>	MH - Creekside		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,456 sq.ft.	<b>Age:</b>	2006 (20 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>	Backs on to Park/Green Space, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<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	<b>Zoning:</b>	MHC
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Well cared for 3 bedroom, 2 bathroom home in Creekside offering over 1,450 sq.ft. of bright and comfortable living space on your own lot, backing right onto a park and green space! The open layout features vaulted ceilings, large windows, and a cozy gas fireplace in the living room. The kitchen has plenty of cabinet space, pantry storage, stainless steel appliances, and a dining area with extra built-in cabinetry. The primary bedroom includes a walk-in closet and full ensuite with jetted tub, while the other two bedrooms and second full bathroom are located on the opposite end of the home for a functional family-friendly layout. Outside is where this property really shines. The fully fenced yard is beautifully landscaped with flowers and established perennials, and offers a huge deck, firepit patio, storage shed, and gated access directly to the walking trails and green space behind. Paved parking out front adds extra convenience. Excellent location within walking distance to the Riverstone K-8 school, parks, bus stop, Tim Hortons, convenience store, and nearby shopping including a grocery store, Starbucks, Shoppers Drug Mart, TD Bank, Subway, and more. A great affordable option with space, privacy, and an unbeatable location!