

8620 89 Street
Grande Prairie, Alberta

MLS # A2319153



\$225,900

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,202 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, Pantry, Walk-In Closet(s)		

Inclusions: refrigerator, stove, dishwasher, washer, dryer, window coverings

Affordable, convenient, and family-friendly living in Creekside! This well-maintained 3-bedroom, 2-bathroom home is ideally located within walking distance of Riverstone Elementary School and just steps from Tim Hortons, FreshCo, and other everyday amenities, making it an excellent option for first-time buyers, downsizers, or anyone looking for a low-maintenance lifestyle. Inside, you'll appreciate the unique and functional layout. The bright front living room features a beautiful bay window that fills the space with natural light and creates a warm, welcoming atmosphere. The living room flows into the kitchen, which offers a pantry, breakfast bar, black kitchen sink, and plenty of workspace for everyday meal preparation. Down the hall, you'll find three bedrooms, including the spacious primary bedroom complete with a walk-in closet and a 4-piece ensuite featuring a relaxing jetted soaker tub. A second full bathroom serves the additional bedrooms. The separate laundry room provides added convenience and offers direct access to the rear deck and fully fenced yard, complete with a storage shed and space to enjoy the outdoors. Monthly fees help simplify homeownership and include professional management, common property maintenance, snow removal, trash collection, and a \$33 credit toward your water bill. Recent upgrades include a new fridge and stove in 2025, all new appliances since 2018, and a new hot water tank in 2020. If you're looking for an affordable home in a great location close to schools, shopping, restaurants, and other amenities, this property deserves a closer look. Contact your REALTOR® today to book your private showing.