



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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8805 91 Street  
Grande Prairie, Alberta

MLS # A2248383



**\$235,000**

|           |                                |        |                   |
|-----------|--------------------------------|--------|-------------------|
| Division: | MH - Creekside                 |        |                   |
| Type:     | Residential/Manufactured House |        |                   |
| Style:    | Modular Home                   |        |                   |
| Size:     | 1,520 sq.ft.                   | Age:   | 2006 (19 yrs old) |
| Beds:     | 3                              | Baths: | 2                 |
| Garage:   | Off Street, Parking Pad        |        |                   |
| Lot Size: | 0.11 Acre                      |        |                   |
| Lot Feat: | Back Yard, Rectangular Lot     |        |                   |

|             |                                                                                       |            |        |
|-------------|---------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                                               | Water:     | -      |
| Floors:     | Carpet, Linoleum                                                                      | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                       | Condo Fee: | \$ 175 |
| Basement:   | None                                                                                  | LLD:       | -      |
| Exterior:   | Vinyl Siding                                                                          | Zoning:    | MHC    |
| Foundation: | Piling(s)                                                                             | Utilities: | -      |
| Features:   | Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s), Vinyl Windows |            |        |

**Inclusions:** Fridge, stove, dishwasher, washer, dryer

2006 1520 sqft. modular located in the quiet Creekside neighbourhood looking for its new owners! This 3-bedroom, 2-bathroom home offers a spacious kitchen with an island, perfect for family meals and entertaining. The master bedroom includes a walk-in closet and 4-piece ensuite with jetted tub. Situated in a peaceful cul-de-sac, the property features a backyard, storage shed, and plenty of space to relax and enjoy. Low condo fees include water, garbage, common area maintenance, and snow removal, making this home both comfortable and affordable in a welcoming neighbourhood.