



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

780-831-7725

jackadmin@gpremax.com

8810 90 Street  
Grande Prairie, Alberta

MLS # A2268779



**\$264,000**

<b>Division:</b>	Creekside		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,520 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>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	Ceiling Fan(s), Jetted Tub, Laminate Counters, No Smoking Home		
<b>Inclusions:</b>	N/A		

Check out this well kept place that feels like home the moment you walk in. Sitting on its own lot, this 1520 sq ft home offers space, comfort, and updates you'll appreciate every day. Inside, you'll find beautiful new flooring throughout, modern light fixtures that brighten every room, and a stylish new smart stove in the kitchen perfect for family dinners or quiet mornings with coffee. The home features 3 spacious bedrooms plus a bonus room, giving you that extra space for a home office, playroom, or cozy hangout spot. With a new washer and dryer, a brand-new hot water tank, and a location close to parks, schools, and shopping this home truly checks all the boxes. Whether you're starting fresh or looking for more room for the family, this place is waiting for you to call it home.