

**9006 86 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2222103**



**\$244,900**

<b>Division:</b>	MH - Creekside		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Driveway, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<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>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Jetted Tub, Vaulted Ceiling(s)		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer and shed.

Why rent? Great location. This very well cared for home offers three bedrooms two full bathrooms, large kitchen with an abundance of cabinets, built in china cabinet and an open concept living dining area with vaulted ceilings. Master bedroom offers walk-in closet and ensuite bathroom with jetted tub. Large deck off kitchen dining area to enjoy the yard. This lot faces a green area and has paved front parking as well as rear alley parking pad and storage shed. Close to school, Tim Hortons, Freshco and other shopping. Possession can be quick. Condo fees are \$175.00 per month which include water, sewer, garbage, and snow removal. Get in now before prices go up further. Seller is a licensed Realtor in province of Alberta.