

**9013 90 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2231781**



**\$239,000**

<b>Division:</b>	MH - Creekside		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2007 (18 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>	Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 178
<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>	No Smoking Home		

**Inclusions:** SHED

Welcome to this beautiful mobile in Creekside – the perfect blend of comfort and convenience! This charming 3 bedroom 2 bathroom modular home is ideally located just steps from Tim Hortons, a gas station, liquor store, putting everyday essentials right at your fingertips. Inside, enjoy stylish updates including new vinyl plank flooring, and modern light fixtures throughout. The kitchen features beautiful wood cabinetry, ample counter space, and a walk-in pantry off the laundry area—ideal for any home chef. The spacious living room is filled with natural light, making it perfect for relaxing or entertaining. With three well-sized bedrooms, there’s room for everyone, including a primary suite with double closets and a private jetted tub ensuite. Outside, enjoy a large deck, fenced yard, fire pit area, and two parking pads for added convenience. Recent upgrades include a newer hot water tank, dishwasher, washer, and dryer—giving you peace of mind. This move-in-ready home is vacant and available for immediate possession. Book your showing today with your favorite REALTOR®!