

**8810 85 Avenue**  
**Grande Prairie, Alberta****MLS # A2232390****\$264,900**

<b>Division:</b>	MH - Creekside		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Piling(s)
<b>Features:</b>	Kitchen Island, Laminate Counters, Pantry, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 175
<b>LLD:</b>	-
<b>Zoning:</b>	MHC
<b>Utilities:</b>	-

**Inclusions:** N/A

3 bed 2 bath 1520 sq ft manufactured home in the community of Creekside! This lovely unit has a great open floor plan with large living room, kitchen and dinning room area which leads out onto the large deck and into the fenced yard. The far end of the house features the large primary bedroom with walk in closet and full en-suite as well as laundry and storage room. The front of the property has the front entry, two additional bedrooms and another full bathroom. This is a bareland condo and therefore subject to the rules of the condo. The condo fee of \$175.00 per month includes common area maintenance, professional condo management, sewer & water (up to a certain amount of usage). Pictures are not from current tenants.