

**8620 91 Street**  
**Grande Prairie, Alberta**

**MLS # A2269244**



**\$200,000**

<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>	2005 (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>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 175
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	MHC
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** N/A

BE SETTLED INTO YOUR NEW HOME BEFORE CHRISTMAS! Whether you're a first-time buyer or looking to downsize, this 3 bedroom, 2 bathroom home offers an affordable and comfortable living option. The kitchen features an island, a pantry, plenty of cabinets and ample counter space. A huge bonus storage room is located just off the designated laundry room area. The primary bedroom located at the far end of the home includes a huge closet and an ensuite bathroom with a jetted tub. Two additional bedrooms and a second 4-piece bath are located at the opposite end of the home. Updates include NEW SHINGLES, EAVESTROUGHS AND DOWNSPOUTS. The monthly condo fee of \$175 covers park management, common area maintenance, water, sewer, and garbage/snow removal. This move-in ready home is conveniently located within walking distance to FreshCo, Shoppers Drug Store, Snap Fitness, Tim Hortons/Starbucks coffee shops, Riverstone Elementary School, bus routes, a gas station/car wash and many other amenities.