



780-882-1825  
hello@realhomesofgpab.ca

8808 85 Avenue  
Grande Prairie, Alberta

MLS # A2213169



\$259,900

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Shedx2

Not many like this come up! 4 Bed 2 Bath 1520sq-ft home on owned lot, with alley access! This immaculate home is situated in Creekside subdivision close to public school, shopping centers, public bus stops, and numerous restaurants. Spacious entry way welcomes you into your popular open concept living room, dining and kitchen. Master bedroom boasts walk in closet and full en-suite with jetted tub. Laundry is perfectly situated in its own room with another entrance to your deck/back yard. Other side of the home there is three bedrooms and a full bathroom. Back yard is fully fenced, and a generous size with grand deck, and two sheds. With the alley access, you could build future detached garage. Driveway as been extended slightly to allow for more parking. Book your viewing today!