

**8808 85 Avenue**  
**Grande Prairie, Alberta**
**MLS # A2213169**

**\$259,900**

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

<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>	-
<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>	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!