

**8805 91 Street  
Grande Prairie, Alberta**

**MLS # A2248383**



**\$254,900**

<b>Division:</b>	MH - Creekside		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,545 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>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, 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>	Vinyl Siding	<b>Zoning:</b>	MHC
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer,

Move-in ready 2006 double-wide modular located in the quiet Creekside neighbourhood. This 3-bedroom, 2-bathroom home offers a spacious kitchen with an island, perfect for family meals and entertaining. Situated in a peaceful cul-de-sac, the property features a backyard, storage shed, and plenty of space to relax and enjoy. Low condo fees include water, garbage, and snow removal, making this home both comfortable and affordable in a welcoming neighbourhood.