

8512 89 Street  
Grande Prairie, Alberta

MLS # A2241051



**\$259,900**

|                  |                   |               |                   |
|------------------|-------------------|---------------|-------------------|
| <b>Division:</b> | MH - Creekside    |               |                   |
| <b>Type:</b>     | Residential/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> | 0.10 Acre         |               |                   |
| <b>Lot Feat:</b> | Other             |               |                   |

|                    |                     |                   |        |
|--------------------|---------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle     | <b>Condo Fee:</b> | \$ 175 |
| <b>Basement:</b>   | None                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed, Vinyl Siding | <b>Zoning:</b>    | MHC    |
| <b>Foundation:</b> | Piling(s)           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks         |                   |        |

**Inclusions:** All window coverings

Welcome to this beautifully renovated 1,545 sq ft mobile home in Creekside. This offers a stunning blend of style, space, and functionality. Step inside to discover a completely updated interior, featuring a modern kitchen with sleek stainless steel appliances, fresh cabinetry, and clean, contemporary finishes throughout. The open-concept main living area is flooded with natural light and flows effortlessly into a second, separate living room that functions perfect as a media space, playroom, or cozy retreat. With 3 spacious bedrooms and 2 full bathrooms, this home offers flexibility for families, roommates, or home office setups. The primary suite includes a generous closet and ensuite bath, while the thoughtful layout gives each room privacy and comfort. All the heavy lifting is done, just move in and enjoy peace of mind with recent renovations, stylish updates, and a layout that stands out from the rest. Located in family-friendly Creekside, close to parks, schools, and east-end amenities.