



9005 90 Avenue
Grande Prairie, Alberta

MLS # A1013020

\$187,000



Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	2006 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Multiple Driveways, No Garage, Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Recta		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 142
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	-
Features:	Jetted Tub, Laminate Counters		

Inclusions: -

Whether starting out as a first time buyer or looking to down size, this modern home is located in a desirable manufactured home community. The home features a spacious living area and open kitchen with a lrg pantry, numerous cabinets for extra storage and additional counter space. Well maintained and updated with laminate/linoleum flooring throughout (no carpets!) and a lrg deck with a pergola (fence and deck less than 3 yrs old). Furnace and hot water tank were both replaced 3 yrs ago. Master bedroom features a large walk-in closet and an en-suite bath w/jetted tub. The fully fenced yard will accommodate kids & pets and includes a garden shed. Three parking spaces! Paved parking pad in the front as well as an additional parking pad plus extra space for RVs in the back, accessible from the paved rear lane. Monthly condo fee is \$142 inclds park management fee, water, sewer and garbage/snow removal. All of this is conveniently located near coffee shops, bus routes, Riverstone Elementary school and plenty of other amenities.