Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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9011 88 Avenue
Grande Prairie, Alberta

MLS # A2339086



$234,000

Division:	MH - Creekside		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	3	**Baths:**	2
Garage:	Alley Access, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	**Water:**	Public, See Remarks
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	Public Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	$ 175
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	MHC
Foundation:	Piling(s)	**Utilities:**	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions: refrigerator, stove, dishwasher, washer, dryer, window coverings

This 3-bedroom, 2-bathroom mobile home nails the layout basics without squeezing you in! Inside, the open floorplan gets a nice boost from vaulted ceilings, giving the main living area a light, uncluttered feel. The kitchen comes ready to handle daily life with a central island for extra counter space and a dedicated pantry so your groceries aren't taking over the counters. The home features: • Primary Suite: Situated for privacy at one end, carpet , a walk-in closet, and its own full ensuite bathroom. • Bedrooms 2 & 3: Located at the opposite end of the home alongside the main bath—ideal for kids, guests, or a home office. • Parking for 3: Includes space right out front on the north side, so you aren't wrestling for a spot on the street. Back alley access to 2 more stalls and the 10 x 16' shed - a proper, decent-sized outbuilding- with real room for tools, lawn gear, or a workbench. Large deck on east side to enjoy sunny days BBQing & on. Situated in the 'Creekside Community', with a playground just a short distance to the east of the unit. Affordable homeownership opportunity! Contact a REALTOR® today for more information or to view!

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