

9018 90 Avenue  
 Grande Prairie, Alberta

MLS # A2181100



**\$180,000**

<b>Division:</b>	MH - Creekside		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, 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), Laminate Counters, Vinyl Windows		

**Inclusions:** Fridge stove washer dryer dishwasher window coverings

This charming 3-bedroom, 2-bathroom modular home in Creekside offers the perfect blend of comfort and convenience. Featuring durable laminate and linoleum flooring throughout, this home is very practical and easy to maintain. The open kitchen, dining and living areas are very inviting for any occupants. Step outside to enjoy the side deck, perfect for relaxing or hosting outdoor meals in the fresh air. Located in a prime spot, this home is just minutes away from coffee shops, grocery stores, schools, parks, and all the amenities you need. Whether you're a first-time homebuyer or looking to downsize, this home is ready to offer its next owners a comfortable and welcoming space in a highly sought-after area.