



**DJ Golden**  
**REAL ESTATE**

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9009 90 Avenue  
Grande Prairie, Alberta

MLS # A2281320



**\$279,900**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | MH - Creekside                 |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Double Wide        |               |                   |
| <b>Size:</b>     | 1,520 sq.ft.                   | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Off Street           |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                      |               |                   |
| <b>Lot Feat:</b> | See Remarks                    |               |                   |

|                    |                                                   |                   |     |
|--------------------|---------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Linoleum                                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                   | <b>Condo Fee:</b> | -   |
| <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), Open Floorplan, Walk-In Closet(s) |                   |     |

**Inclusions:** All light fixtures, all window coverings, shed, deep freezer, TV & mount in living room.

Situated on its own lot in a highly convenient location, this well-maintained home offers comfort, functionality, and accessibility all in one. Just a stone's throw from Tim Hortons, gas stations, and the car wash, everyday errands couldn't be easier. Inside, the home is bright and open with beautiful grey flooring flowing throughout. The thoughtfully designed layout places the main bathroom and two bedrooms on one side of the home, while the kitchen and dining area connect seamlessly, creating a welcoming space for daily living and entertaining. The oversized primary suite is a true retreat, complete with a spacious ensuite and a walk-in closet. Outside, you'll appreciate the large storage shed and back alley access for added convenience. A top-notch location and a great opportunity to step into home ownership! This is one you won't want to miss.