

# \$279,900 - 8605 88c Street, Grande Prairie

MLS® #A2227088

**\$279,900**

4 Bedroom, 2.00 Bathroom, 1,520 sqft

Residential on 0.11 Acres

MH - Creekside, Grande Prairie, Alberta

Spacious & Stylish in Creekside on owned lot! One of the largest lots available, with a 20x22 studio/shed and 2 car paved parking pad! Step into this beautifully maintained 1520 sq. ft. 4-bedroom, 2-bathroom home located in the heart of Creekside on a massive, fully fenced, pie-shaped lot that offers a private studio retreat, space, and versatility. This 20x76 manufactured home combines comfort, function, and charm—perfect for families or anyone seeking extra outdoor lifestyle features. Inside, enjoy a bright, open living area with sunken living room and vaulted ceilings, creating a sense of layered design. Living room has a cozy gas fireplace with mantle; stylish tile and laminate floors throughout main home for easy cleaning. The maple kitchen offers abundant counter space, storage and a pantry; the dining area has patio doors to the large deck and yard. The primary suite boasts a walk-in closet and a soaker tub—your personal spa retreat. The laundry room has an additional entrance and enough room for your freezer too! Outside is where this home really shines; The fully fenced property has TWO separate fenced yards and includes raised garden beds, mature trees, and ample room for pets, play, or entertaining. Tucked at the back is a 20x22<sup>+</sup> insulated shed w/electricity—perfect for a man cave, home studio, or workshop. The shed is also set up for a wood stove if desired. You<sup>TM</sup>ll appreciate the peace and privacy every day. Located near schools, shopping, and parks,



this property is ideal for anyone wanting the convenience of city living with the feel of a private retreat. All appliances included, HWT 2024. Donâ€™t miss your chance on this property; schedule your showing today!

Built in 2007

**Essential Information**

MLS® #	A2227088
Price	\$279,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

**Community Information**

Address	8605 88c Street
Subdivision	MH - Creekside
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0C5

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Soaking Tub
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	Garden
Lot Description	Garden, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s), Poured Concrete

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	15
Zoning	MHR
HOA Fees	175
HOA Fees Freq.	MON

## Listing Details

Listing Office	eXp Realty
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