

# \$244,900 - 9006 86 Avenue, Grande Prairie

MLS® #A2222103

## \$244,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.10 Acres

MH - Creekside, Grande Prairie, Alberta

Why rent? Great location. This very well cared for home offers three bedrooms two full bathrooms, large kitchen with an abundance of cabinets, built in china cabinet and an open concept living dining area with vaulted ceilings. Master bedroom offers walk-in closet and ensuite bathroom with jetted tub. Large deck off kitchen dining area to enjoy the yard. This lot faces a green area and has paved front parking as well as rear alley parking pad and storage shed. Close to school, Tim Hortons, Freshco and other shopping. Possession can be quick. Condo fees are \$175.00 per month which include water, sewer, garbage, and snow removal. Get in now before prices go up further. Seller is a licensed Realtor in province of Alberta.

Built in 2006

## Essential Information

MLS® #	A2222103
Price	\$244,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	9006 86 Avenue
Subdivision	MH - Creekside
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0A8

### Amenities

Amenities	Park, Playground
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Alley Access, Driveway, Parking Pad

### Interior

Interior Features	Jetted Tub, Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

### Additional Information

Date Listed	May 21st, 2025
Days on Market	31
Zoning	MHC

### Listing Details

Listing Office	Royal LePage - The Realty Group
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