

# \$235,000 - 8805 91 Street, Grande Prairie

MLS® #A2248383

## \$235,000

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 0.11 Acres

MH - Creekside, Grande Prairie, Alberta

2006 1520 sqft. modular located in the quiet Creekside neighbourhood looking for its new owners! This 3-bedroom, 2-bathroom home offers a spacious kitchen with an island, perfect for family meals and entertaining. The master bedroom includes a walk-in closet and 4-piece ensuite with jetted tub. Situated in a peaceful cul-de-sac, the property features a backyard, storage shed, and plenty of space to relax and enjoy. Low condo fees include water, garbage, common area maintenance, and snow removal, making this home both comfortable and affordable in a welcoming neighbourhood.

Built in 2006

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2248383     |
| Price          | \$235,000    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,520        |
| Acres          | 0.11         |
| Year Built     | 2006         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

## Community Information



|             |                |
|-------------|----------------|
| Address     | 8805 91 Street |
| Subdivision | MH - Creekside |
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8X 0C4        |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Park, Playground        |
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer            |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Basement          | None                                                                                  |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding               |
| Foundation        | Piling(s)                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 33                |
| Zoning         | MHC               |
| HOA Fees       | 175               |
| HOA Fees Freq. | MON               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.