

\$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™ 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™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	Pie Shaped Lot, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete, Piling(s)

Additional Information

Date Listed	June 2nd, 2025
Days on Market	9
Zoning	MHR
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.