

\$244,900 - 8707 90 Street, Grande Prairie

MLS® #A2261328

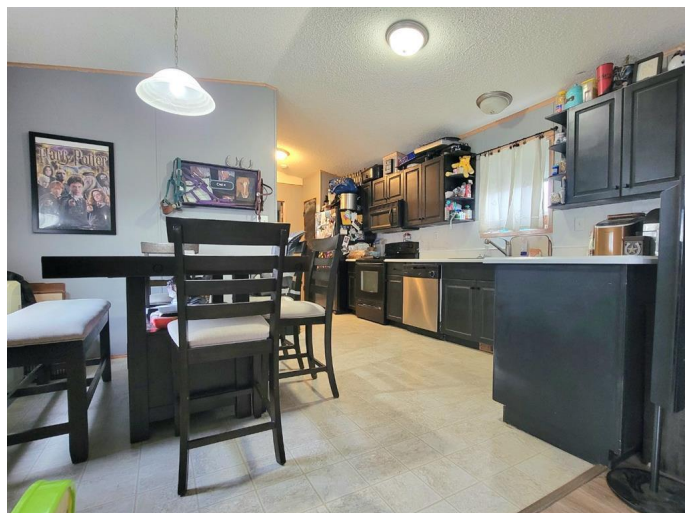
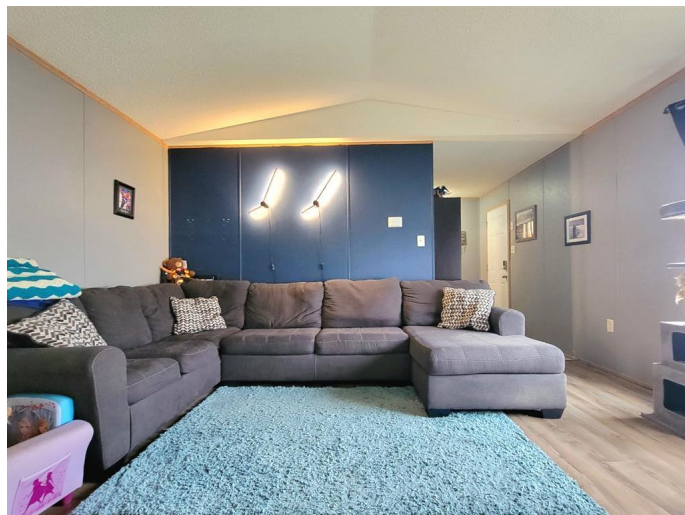
\$244,900

3 Bedroom, 2.00 Bathroom, 1,217 sqft

Residential on 0.10 Acres

Creekside., Grande Prairie, Alberta

SELLER'S OFFERING A \$2,000 CASH BACK BONUS TO THE BUYERS! If you're looking for adorable HOME OWNERSHIP, then look here, at this 3 bedroom, 2 bathroom home in CREEKSIDE! YOU OWN THE LAND HERE, so no large Pad Rent Fee. Just a Condo Fee to the association in Creekside. That's \$175/Month and includes \$33 towards your water bill. If you go over the consumption of water, it is billed to you quarterly. That condo fee covers park management, sewer, and garbage/snow removal. Here you have parking for 2 vehicles, OFF THE STREET, on a paved parking pad, with a fully fenced yard, entryway porch, 2 back decks, a 10x18 SHED with many shelving units and a work bench in there. A dog run if one so desired, that's fenced in, in the rear of the home. Truly a perfect starter home, when considering becoming a home owner vs a tenant! Kitchen cabinets have been re faced, counter tops have been painted, most flooring is near new, hot water tank has recently been replaced, furnace is in tip top shape, your laundry is in its own room, some stainless steel appliances! This layout really is practical for every day living and also separates the 2 spare bedrooms from the master bedroom, with your laundry, kitchen, dining and living room in between. This home is conveniently located within walking distance to FreshCo, Coffee Shops, Riverstone Elementary School, Bus Routes, and other nearby amenities, INCLUDING a play ground and basketball



court a few steps away from your front door.
Get in to view this one TODAY!! Immediate
possession can be arranged.

Built in 2006

Essential Information

MLS® #	A2261328
Price	\$244,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,217
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	8707 90 Street
Subdivision	Creekside.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1V6

Amenities

Amenities	Other, Parking, Playground
Parking Spaces	2
Parking	Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Jetted Tub
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, See Remarks

Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Dog Run Fenced In, Few Trees, Landscaped, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	October 1st, 2025
Days on Market	38
Zoning	MHC
HOA Fees	175
HOA Fees Freq.	MON

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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