

**116 Clark Crescent
Rural Grande Prairie No. 1, County of, Alberta**
MLS # A2273081
\$132,900


Division:	MH - Silver Pointe	
Type:	Mobile/Manufactured House	
Style:	Mobile Home-Single Wide	
Size:	1,216 sq.ft.	Age: 2000 (26 yrs old)
Beds:	3	Baths: 2
Garage:	Driveway, Outside, Parking Pad, Paved	
Lot Size:	-	
Lot Feat:	-	

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: refrigerator, stove, dishwasher, washer, dryer, shed

Welcome to easy, comfortable living in the desirable 'Silver Pointe' community, just a few minutes from the City of Grande Prairie! This well-maintained & clean manufactured home is the perfect blend of affordability & space, in a quiet neighborhood setting. Step inside to a bright, open-concept floor plan, enhanced by vaulted ceilings, that is ideal for both entertaining and everyday family life. The main living area with gorgeous & new vinyl plank flooring, flows seamlessly into the dining space and a well-appointed kitchen featuring ample cabinetry & counter space, skylight and all new stainless steel appliances. Enjoy privacy with the spacious primary suite, situated at the opposite end of the home of the other 2 bedrooms & the main bathroom. This retreat boasts a convenient walk-in closet and 4-piece ensuite bathroom. The home also includes a separate laundry area/mudroom with an additional exterior entrance. The appeal extends outside to the brand new deck, eavestroughs and stairs. For extra storage, there is a handy shed, which has lights and power, included for tools, tires or your recreational gear. Inside also has a host of new updates: kitchen sink, faucet & backsplash, hot water tank, and interior doors & hardware. Silver Pointe Village residents will enjoy the community's miles of paved walking trails, water features, stocked trout pond, playground, baseball diamond, and skating rink with a zamboni! Ideal location with access to a large variety of activities and attractions, including a 5 minute drive to Costco and all the awesome west end businesses in Grande Prairie. Pad rent fees includes water, sewer, garbage pickup, and maintenance of common areas. **QUICK POSSESSION IS POSSIBLE!** Contact a REALTOR® today for more information or to view!