

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

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	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!