

**119 Clark Crescent  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2275516**

**\$124,900**



<b>Division:</b>	MH - Silver Pointe	
<b>Type:</b>	Mobile/Manufactured House	
<b>Style:</b>	Mobile Home-Double Wide	
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b> 1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Off Street	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** -

**LLD:** -

**Exterior:** -

**Zoning:** -

**Foundation:** -

**Utilities:** -

**Features:** -

**Inclusions:** All light fixtures, all window coverings

Well-maintained, updated home located in the sought-after community of Silver Pointe Village. Ideal for first-time buyers, investors, or those looking to downsize. The main living space features an open layout with abundant natural light, enhanced by large windows and an accent wall that adds character. The kitchen is both stylish and practical, showcasing subway tile backsplash, ample cabinetry & a pop of color! The primary bedroom is spacious and inviting, complete with a walk-in closet and a beautifully renovated ensuite featuring a stunning rain shower. The two other bedrooms are on the other side of the home offering privacy. There is also a full bathroom with the same tasteful updates. Step outside to a generous patio area designed for relaxing or entertaining, with the option to enjoy open sunshine or unwind beneath the covered overhang. The south-facing backyard includes a large storage shed and is already equipped with hookups for a future hot tub. Silver Pointe Village is known for its strong sense of community and lower county taxes while still offering quick access to city amenities. This is a rare opportunity to own a move-in-ready home in one of the area's most desirable neighborhoods. Contact your preferred REALTOR® to arrange a private showing.