



GRASSROOTS
REALTY GROUP

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**215 Mawdsley Crescent
Grande Cache, Alberta**

MLS # A2223863



\$189,500

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Views		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R -MHS6
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: WINDOW COVERINGS, Deep Freeze (2)

Come take a look at this beautifully maintained 4-bedroom, 2-bathroom mobile home on its own lot in the desirable Phase VI of Grande Cache! Step inside to find a spotless interior featuring warm oak cabinetry, built-in china cabinets, and a bright, airy living room with vaulted ceilings and a fabulous mountain view. The spacious 45' x 12' front deck is perfect for morning coffee or evening relaxation, and the large 28' x 12' shed provides plenty of room for all your tools and toys. With two driveways—one on each side of the home—there's ample parking for you and your guests. This home includes 7 appliances and offers the perfect blend of comfort, functionality, and value. Don't miss your chance to own a move-in-ready property on titled land—book your showing today!