



GRASSROOTS
REALTY GROUP

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423 Silver Point Drive
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2247640



\$264,900

| | | | |
|------------------|--------------------------------|---------------|-------------------|
| Division: | MH - Silver Pointe | | |
| Type: | Residential/Manufactured House | | |
| Style: | Bungalow | | |
| Size: | 1,216 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Landscaped, Lawn | | |

| | | | |
|--------------------|----------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 205 |
| Basement: | Crawl Space, None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RC-1 |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | Ceiling Fan(s) | | |

Inclusions: Fridge Stove Dishwasher washer Dryer All window coverings GDO and control

This very well maintained manufactured home is located on its own lot in Silver Pointe. Featuring 3 bedrooms, 2 bathrooms, a spacious kitchen with plenty of oak cabinets, a large family room with vaulted ceilings and an abundance of natural light that fills the room! The master bedroom offers a walk in closet, a 4 pc bathroom complete with a jetted tub. Two additional bedrooms, main floor laundry and a 4 pc bathroom complete this home. Recent improvements include newer shingles(November 2022 , newer furnace/chimney (December 2022), jet tub pump(rebuilt December 2022) Hot was tank 3yrs old, new air conditioning unit installed 2023 . The yard is completely fenced, landscaped, with a massive deck, 2 storage sheds and a 1 yr old 14' x 22' finished Garage with Power and over head door. Monthly condo fee \$205.21 include water, sewer, garbage and common area maintenance. Close to a playground and green space for children to play. Vacant and can be quick possession.