



GRASSROOTS
REALTY GROUP

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**225 Mawdsley Crescent
Grande Cache, Alberta**

MLS # A2250538



\$159,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,440 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Lawn		

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

Inclusions: None

Looking for single-level living with stunning mountain views? This beautiful home in Phase 6 might be exactly what you're after. Tucked away in a peaceful area with easy access to walking trails, this property offers both tranquility and convenience. Step inside to an open concept layout that feels bright and welcoming. The spacious U-shaped kitchen flows effortlessly into the dining and living areas, where you'll find built-in shelving and a cozy electric fireplace that adds just the right touch of warmth. The primary bedroom is generously sized, complete with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms and another full bathroom provide plenty of room for family, guests, or a home office setup. Outside, the large deck is the perfect spot to soak in those breathtaking mountain views. The yard is fully fenced, giving you extra privacy, and there's even a shed for added storage. Whether you're downsizing, starting fresh, or just craving a quieter lifestyle, this home delivers on space, comfort, and surroundings. Quick possession is available!