



GRASSROOTS
REALTY GROUP

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**225 Mawdsley Crescent
Grande Cache, Alberta**

MLS # A2142108



\$169,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile		
Size:	1,440 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt, Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MHS(6)
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

This mobile home offers the convenience of single-level living, making it ideal for those seeking to avoid stairs. Situated in the tranquil Phase 6 area, residents can easily access nearby walking trails. Inside, the home boasts an open concept layout, featuring a spacious u-shaped kitchen that seamlessly connects to the dining and living areas. Built-in shelving and an electric fireplace enhance the ambiance of the living space. The master bedroom is generously sized and includes a walk-in closet and a 4-piece ensuite bathroom. Additionally, there are two more sizable bedrooms and another 4-piece bathroom, accommodating both residents and guests comfortably. Outside, a large deck offers breathtaking mountain views, providing an inviting space for outdoor relaxation. The property is fully fenced for privacy, and a shed is available for extra storage. If you're seeking a home that combines convenience, comfort, and scenic surroundings, don't miss the opportunity to book a showing today. This property may just be the perfect fit for your lifestyle needs.