



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**517 Kimble Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2144139**



**\$244,900**

<b>Division:</b>	MH - Silver Pointe		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,079 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	20-71-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Pantry, Skylight(s)		

**Inclusions:** SHED, DOG HOUSE

Welcome to the wonderful subdivision of Silverpointe where you will find this great 3 bed/ 2 bath home with all your big ticket items including: Furnace, HWT, Washer & Dryer, and roof completely replaced to BRAND NEW! And to really impress; there is a good sized storage shed out back with power, yard is fully landscaped, fully fenced AND backing onto GREEN SPACE! This place is entirely move in ready and is patiently awaiting its new owners. Check it out today!