



**155 Clark Crescent
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2147156



\$89,900

| | | | |
|------------------|---------------------------|---------------|-------------------|
| Division: | MH - Silver Pointe | | |
| Type: | Mobile/Manufactured House | | |
| Style: | Single Wide Mobile Home | | |
| Size: | 1,430 sq.ft. | Age: | 1991 (33 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Driveway, Parking Pad | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|--------------------------|-------------------|------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | - | LLD: | 20-71-6-W6 |
| Exterior: | - | Zoning: | - |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Inclusions: N/A

IMMEDIATE POSSESSION AVAILABLE. Spacious home in Silverpointe backs with great location beside the visitor parking for easy access for guest. Right beside the park that is perfect for kids any time of the year. Open floorplan with large kitchen offering tons of cupboard space. Private master suite comes complete with amazing ensuite featuring jetted soaker tub, makeup vanity & tons of storage. 2 more bedrooms and a full bathroom are located on the opposite side of the home. Addition off the entry could be used as a rec room, playroom, home office or whatever else you can think up. Yard is fenced & landscaped and includes large deck with privacy fence great for entertaining. Home features central A/C, newer shingles & owner just had the furnace & ducts cleaned. Lot rent includes water, sewer, garbage pick up & snow removal.