



**161 Pickles Crossing  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2187835**



**\$149,900**

<b>Division:</b>	MH - Silver Pointe		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Gazebo, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	20-71-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Gazebo, 12x16 Shed, Garage Package, Draperies & Rods

MINT CONDITION Mobile Home in a Premier Park! Welcome to this impeccably maintained 1,216 sq. ft. mobile home, nestled in the most desirable mobile home park in the area! Offering low-maintenance living at its finest, this home combines modern upgrades, functional spaces, and thoughtful amenities that cater to your lifestyle. Key Features: Mint Condition: Roof replaced in 2018, providing peace of mind and durability. Tinted East and SW windows. Garage Package: 14x30 garage with drive-through overhead doors, perfect for vehicles, storage, or hobbies. Spacious Interior: Inviting entryway leads to a freshly vinyl-planked living room, seamlessly connected to the dining area and kitchen. Kitchen features a convenient pantry, reverse osmosis and ample counter space for meal preparation. Mudroom includes a tucked-away laundry area for convenience. Primary Suite: Boasts a walk-in closet and a 4-piece ensuite for your private retreat. Two Spare Bedrooms: Located at the opposite end of the home for added privacy, complemented by a second full 4-piece bathroom with jetted tub. Outdoor Living: Landscaped yard with a 10x16 deck, complete with new regal railing, gazebo, and gas line for BBQ, offering the perfect space for outdoor relaxation or entertaining. 12x16 Shed: Additional storage for tools, equipment, or seasonal items. Affordable Living: Lot rent is \$739/month, (includes water, sewer, garbage, recycle, park maintenance) providing access to one of the best-maintained and most sought-after mobile home parks in the region. Don't miss this opportunity to own a beautifully updated, MOVE-IN READY home with all the amenities you need. Schedule your viewing today and discover the charm of low-maintenance living!