



**258 Mawdsley  
Grande Cache, Alberta**

**MLS # A2196641**



**\$150,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,443 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMHS(6)
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** none

Nestled in the beautiful Phase VI Mawdsley, this spacious single-wide mobile home offers over 1,400 square feet of comfortable living space. With three bedrooms and two bathrooms, it provides a welcoming and functional layout designed for comfortable, affordable living. Step inside to find brand-new luxury vinyl plank flooring throughout the main areas, complemented by plush carpet in the bedrooms. The open-concept design seamlessly connects the large eat-in kitchen and living room, creating a bright and airy atmosphere enhanced by skylights that fill the space with natural light. The kitchen offers plenty of room for cooking and dining. The convenient laundry room provides additional storage and space for a deep freezer or extra appliances. Closet space is abundant, and the primary suite features a newly updated walk in shower and spacious walk in closet. Outside, enjoy the peaceful surroundings and million dollar mountain views while tending to the raised garden beds and greenhouse. The fully fenced yard offers privacy and plenty of space to relax on the large deck or sip a beverage around the gravel sculpted fire pit. A double driveway accommodates two vehicles, or an RV/outdoor toys, saving you extra storage costs and keeping your vehicle off the street. If you're looking for affordable, enjoyable mountain living, this one is a must-see!