



**214 Mawdsley Crescent
Grande Cache, Alberta**

MLS # A2201523



\$189,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,500 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Level, Views		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R -MHS6
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

If you're searching for a home with great value, abundant space, and a peaceful bushside setting, this could be the perfect fit! Situated in Phase 6, this 1,500 sq. ft. double-wide Winlata modular home offers spacious main-floor living with plenty of features to love. Inside, you'll find a large master bedroom with a walk-in closet and a private 4-piece ensuite. The open-concept kitchen is both stylish and functional, seamlessly flowing into the dining and living areas—perfect for entertaining. The two spacious spare bedrooms are conveniently located near a second 4-piece bathroom. The flat, fenced side yard is ideal for enjoying the outdoors, featuring a large deck, fire pit, and extra storage. Plus, with plenty of parking space and room for a camper, this home offers exceptional convenience. Easy backyard access via an alley adds to its appeal. Don't miss out on this fantastic opportunity—schedule your viewing today!