



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

MLS # GP214054



\$81,800

Division:	MH - Silver Pointe		
Type:	Mobile/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,425 sq.ft.	Age:	1991 (29 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Baseboard, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MHC
Foundation:	Piling(s)	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	Jetted Tub		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Blinds & Window Coverings, AC Unit, Shed

This spacious 1425 sq ft home in the beautiful Silverpointe has everything you need including Air Conditioning. Roof & underbelly of the unit have had recent upgrades. Large kitchen comes with all stainless steel appliances, plenty of counter & cupboard space & patio door to the deck. Second family room off the entrance is perfect for a man cave, playroom or office. Master bedroom has a huge 4 piece ensuite with jet tub, tile floors, and separate makeup vanity. There are 2 more bedrooms as well as a full bathroom. Yard is fully landscaped & fenced with a deck great for kids or pets. Walking distance to wonderful children's park & walking trails and right beside large green space. You're even backing onto the visitor parking great for when you're entertaining. Lot rent is \$631/month and includes water, sewer, garbage pick up, & snow removal.