



**155 Clark Crescent  
Grande Prairie, County of, Alberta**

**MLS # GP214054**



**\$81,800**

<b>Division:</b>	MH - Silver Pointe		
<b>Type:</b>	Manufactured Home Rented Lot		
<b>Style:</b>	Single-wide		
<b>Size:</b>	1,425 sq.ft.	<b>Age:</b>	1991 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	-		
<b>Driveway:</b>	Paved, Double		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	\$ 499
<b>Basement:</b>	None	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Vinyl	<b>Lot Fee:</b>	\$ 631
<b>Land:</b>	Landscaped	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Central Air Conditioning, Ensuite, Jet Tub, Laundry-Main Floor		

**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.