



**408 Silver Pointe Drive
Rural Grande Prairie No. 1, County of, Alberta**

MLS # A2301513



\$259,900

Division:	MH - Silver Pointe		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 211
Basement:	None	LLD:	20-71-6-W6
Exterior:	Vinyl Siding	Zoning:	RC-1
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: 2 Sheds, 2 A/C units, propane firepit, assorted garden ornaments, Coleman BBQ, wicker furniture with no cushions

Immaculate, move-in ready, and full of charm—this 3 bed, 2 bath home on a condo lot checks all the boxes! Inside you’ll find a bright, spacious layout with a refreshed kitchen featuring a new dishwasher & stove (and a brand new fridge coming soon!), peninsula island with eating bar and trendy epoxy countertops plus a feature wall in the dining area. The primary suite is your own little escape with a walk-in closet and ensuite complete with a jetted tub. Step outside to a beautifully landscaped yard with a two-tiered deck, privacy walls, and not one—but TWO powered sheds. Perfect for relaxing, entertaining, or tinkering. Big-ticket updates? Already done! Shingles & furnace (2024) and hot water tank (2025). Tucked just outside of town for peace and quiet (no extra foot traffic!), yet still close to everything—with a walking path and playground nearby. Sweet, stylish, and ready to welcome you home!