



**364 Scott Lane**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2307192**



**\$219,900**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | MH - Silver Pointe        |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide   |               |                   |
| <b>Size:</b>     | 1,216 sq.ft.              | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached    |               |                   |
| <b>Lot Size:</b> | -                         |               |                   |
| <b>Lot Feat:</b> | -                         |               |                   |

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Inclusions:** N/A

Looking for serenity just outside of city limits....welcome to the wonderful neighbourhood of Silverpointe. From walking trails to playground spaces this community is a fantastic place to call home and I would like to welcome you to an excellent Silverpointe home. This mobile home has a ton to offer including a rare find in this community a 22x24 heated garage with a brand new heater and brand new double insulated garage door. The yardspace is generous in size with a garden area, shed, massive deck space, and no rear neighbours... backing onto the walking trails....the perfect escape for peace and quiet. Step into the home and you will be impressed by the updated flooring, paint, and open concept living space including an entertainers kitchen with white cabinetry, additional storage cabinet, island space, and plenty of counterspace. Tour into the sprawling primary bedroom offering a walk in closet, and 4-piece ensuite for ultimate comfort and convenience. Continue on and you be thrilled to notice 2 additional bedrooms, and an elegantly appointed 4-piece bathroom. Did I mention the newer shingles, 4 gazebos - 2 of which are BBQ gazebos excellent for privacy and hosting, and location right across from visitor parking. Welcome to excellent value in Silverpointe - welcome home!