



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

MLS # A2313329



\$195,000

Division:	MH - Silver Pointe		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,227 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Asphalt, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

Welcome to this delightfully refreshed home, perfect for first-time buyers, downsizers, or anyone seeking the ease of single level living. Full of positive energy and color, this bright and inviting 2 bed, 2 bath home has been tastefully updated throughout, ensuring you'll wake up in a good mood every day. Step inside to discover an open-plan main living space filled with natural light and stylish finishes. The striking teal kitchen cabinets and marble-look countertops add a modern flair, complemented by ample counter space for all your culinary endeavors. The adjoining dining area flows seamlessly into the cozy, chic living room—an ideal setting for relaxing or entertaining. The master suite, privately situated at the rear of the home, is generously proportioned and features a four-piece ensuite complete with a walk-in shower and soothing soaker tub. Another large bedroom and a full ensuite/main bathroom are positioned at the front of the home, providing comfort and privacy for family or guests. Practicality meets style with durable vinyl tile flooring throughout and a convenient laundry/boot room directly off the back deck. Situated on a corner lot with a paved driveway and storage shed. With its numerous updates, bright atmosphere, and functional layout, on top of offering comfort and peace of mind, this is a home that truly stands out. Monthly pad rent is \$730 and covers water, sewer, garbage, and snow removal.