



**593 Stewart Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2318540**



**\$390,000**

<b>Division:</b>	MH - Silver Pointe		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	2,011 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, No Neighbours E		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public, Well
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 211
<b>Basement:</b>	None	<b>LLD:</b>	20-71-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this impressive custom modular home nestled in the sought-after county neighborhood of Silverpointe. This spacious four bedroom, two bathroom residence sits proudly on a generous corner plot, offering exceptional space all around. Experience effortless single-storey living with a thoughtfully designed floor plan. The heart of the home is a stunning kitchen, boasting a sizeable island, an abundance of hickory cabinetry, a gas stove, expansive pantry, and plenty of natural light. Entertain guests with ease; the dining area opens directly onto a tiered deck and patio, perfect for summer barbecues and relaxed outdoor gatherings. While the vaulted ceilings in the living room create a bright and airy atmosphere, complemented by a cozy gas fireplace—perfect for those chilly winter evenings. With no carpet throughout, maintenance is a breeze, and allergy concerns are minimised. The primary suite features double wardrobes and a luxurious ensuite, complete with a freestanding soaker tub and a large walk-in shower. Practicality abounds with a sizeable laundry/mud room directly off the entrance, equipped with ample storage and a wash sink. Outside, enjoy plenty of parking spaces with an extra-wide driveway, and a double garage. The charming front deck, ideal for sunrise coffees, connects via a breezeway to the spacious rear garden. This home is truly a rare find—combining comfort, style, and convenience for every lifestyle. Arrange your viewing today!