



GRASSROOTS
REALTY GROUP

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**413 Spruce Point Estates Place
Kinuso, Alberta**

MLS # A2324134



\$495,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,690 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	4.32 Acres		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RN
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Step into Acreage living with this 4.32 acre property all set up with a 2021 mobile home! Amazing space offering 4 bedrooms, porch addition, and a large deck. The kitchen features a large walk-in pantry, plenty of counter space and storage. A large livingroom overlooking the deck and pond beyond. Home is all set with municipal water service, natural gas and power, with a 1500 gal septic tank. Two bedrooms and 4 pc bathroom plus an additional bedroom and the primary suite with large walk in closet and a 4 pc ensuite offer plenty of room for large families or many guests. This property sits in a quiet corner of Spruce Point Estates which is just 3 minutes to the marina at Spruce Point Park on Lesser Slave Lake. The village of Kinuso is a short 5 minute drive. Enjoy the best of Northern Alberta living with this spacious home on a spacious 4 acre parcel of land.