



GRASSROOTS
REALTY GROUP

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

MLS # A2328199



\$339,900

Division:	MH - Silver Pointe		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,456 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Front Drive, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RC-1
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Gazebo, Shed

Welcome to this beautifully updated double wide (28 x 51 foot) mobile home, ideally located in a sought-after, family-friendly community surrounded by parks, walking trails, playgrounds, skating rink, stocked fishing pond and a convenient RV storage. Offering nearly 1,500 sq. ft. of thoughtfully designed living space, this home combines comfort, style, and functionality. Outside, you'll find an elegant stone facade, a freshly painted front deck that's perfect for your morning coffee, a beautifully maintained backyard with raised garden beds, a large storage shed complete with a workbench and plenty of room to build a future double garage. Step inside to a spacious entryway featuring a convenient laundry room and ample storage. Just beyond is a bright, versatile space that can easily serve as a formal dining room, home office, sitting area, or children's playroom. The updated kitchen is both stylish and practical, offering abundant cabinetry, functional layout, newer flooring, updated countertops, modern backsplash and a contemporary lighting throughout. Adjacent to the kitchen is another flexible dining or family space that opens into the bright, inviting living room with hardwood floors and fresh paint—creating the perfect setting for everyday living and entertaining. The spacious primary suite has been completely refreshed with new flooring, fresh paint, and an oversized walk-in closet with space for every season's wardrobe. The beautifully renovated ensuite features elegant tile, sleek modern vanity and a large custom walk-in shower. Two additional generously sized bedrooms and a full bathroom provide comfortable accommodations for family members or guests. Step outside to enjoy your private, fully fenced backyard with no rear neighbours. The landscaped yard features a custom-built deck, an attractive gazebo and plenty of

space for outdoor dining, barbecues and relaxing summer evenings. Major recent upgrades provide added peace of mind, including newer shingles, high-efficiency furnace prepped for future air conditioning (2YO), hot water tank (2YO), 6.1 cu ft washer (2YO), 6.5 cu ft dryer (2YO), drywall throughout the home and a large workshop/storage shed. Monthly Homeowners Association (HOA) fee of \$211.36 includes water, sewer, garbage collection, snow removal and professional common-area grounds maintenance, making for easy, low-maintenance living. This move-in-ready home offers exceptional value, modern updates and an unbeatable lifestyle in one of the area's most desirable family communities.