



GRASSROOTS
REALTY GROUP

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

MLS # A2328743



\$283,000

Division:	MH - Silver Pointe		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Front Drive, Parking Pad, Paved, Plug-In, Side By Side		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Greenbe		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 211
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC-1
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Soaking Tub, Vinyl Windows		
Inclusions:	Shed		

QUICK POSSESSION AVAILABLE!! Welcome to this beautifully maintained 3-bedroom, 2-bathroom home located in the highly sought-after Silverpointe community. Nestled on a quiet cul-de-sac with minimal traffic, this property offers a peaceful, family-friendly setting just minutes from Gateway Shopping Centre, Costco, schools, parks, and other everyday amenities. The bright open-concept layout is enhanced by vaulted ceilings and an abundance of natural light from the skylight, creating a warm and inviting atmosphere. The spacious kitchen flows seamlessly into the dining and living areas, making it ideal for both everyday living and entertaining. The primary bedroom features a private ensuite complete with a relaxing jetted tub, while numerous upgrades completed over the years provide added comfort and peace of mind. Step outside to enjoy the fully fenced and landscaped yard, complete with a large private deck perfect for BBQs, entertaining, or simply unwinding. A large powered 12 x 16 shed offers excellent storage or workspace, while the powered plug-in post at the driveway adds winter convenience. Backing onto a utility easement with direct access to the adjacent park, and paved walking trails, this property offers exceptional privacy and endless opportunities to enjoy the outdoors. Additional parking is conveniently located just steps away in the nearby parking area for guests or extra vehicles. Lower county taxes with fantastic community amenities including a stocked fishing pond, miles of paved walking trails, a playground, a baseball diamond, and a winter skating rink, this home truly offers the complete package. Offering an outstanding combination of location, functionality, and value, this move-in ready home is a fantastic opportunity for first-time buyers, downsizers, or anyone looking to enjoy the lifestyle Silverpointe has to offer. Don't miss

your chance to call this exceptional property home!