



GRASSROOTS
REALTY GROUP

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212 Mawdsley Crescent
Grande Cache, Alberta

MLS # A2332230



\$140,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	GC-LDR
Foundation:	None	Utilities:	-
Features:	High Ceilings, Vaulted Ceiling(s)		

Inclusions: none

If you've been looking for an affordable home in a great neighbourhood, this one is worth a look. Located on a titled lot in desirable Phase 6, this 3-bedroom, 2-bathroom mobile home offers mountain views, a private backyard, and a layout that's easy to love. The bright, functional kitchen is the heart of the home, with plenty of space for cooking, gathering, and everyday living. Step outside to a large deck overlooking the fully fenced yard, where you'll enjoy the privacy of backing onto the bush and trails with no rear neighbours. Whether you're buying your first home, downsizing, or looking for a low-maintenance property, this home offers comfortable living in one of Grande Cache's most pleasant neighbourhoods.