



GRASSROOTS
REALTY GROUP

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

MLS # A2342929



\$219,900

Division:	MH - Silver Pointe		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Heated Garage, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Other	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	-		

Inclusions: Garage Heater

WHY RENT WHEN YOU CAN OWN? Affordable home ownership, a heated double garage AND no rear neighbours, this Silverpointe property delivers plenty of value! Offering 1,216 sq. ft., 3 bedrooms and 2 bathrooms, this home features a bright OPEN FLOOR PLAN with neutral colours throughout, creating a comfortable, move-in-ready space that's easy to make your own. The spacious kitchen offers tons of storage, an island, plenty of counterspace and additional storage, all open to the dining and living areas, perfect for everyday living and entertaining. The primary bedroom features a walk-in closet and 4 piece ensuite, with two additional bedrooms and another full bathroom completing the home. Step outside and you'll find even more to love! The HUGE 12' x 39' DECK with gazebos to keep you dry, providing tons of outdoor living space for BBQs, patio furniture and entertaining. The yard backs onto NO REAR NEIGHBOURS, giving you added privacy and an open feel. The 22' x 24' detached double garage is another fantastic bonus and now features a NEW insulated garage door and NEW garage furnace—ready for northern Alberta winters. Silverpointe offers more than just an affordable place to call home—it has a great community lifestyle too! Enjoy huge community walking trails, a catch and release fish pond and a skating rink, along with playground areas and plenty of outdoor space to enjoy. Located just outside Grande Prairie city limits, you get the quieter community setting while remaining conveniently close to the city. CURRENT LOT RENT IS \$730/MONTH and includes WATER, SEWER & GARBAGE PICKUP, helping make monthly expenses easier to plan. The hot water tank was replaced in 2025. CHEAPER THAN RENTING A 3 BEDROOM HOUSE. Instead of putting another rent payment toward someone

else's property, explore the opportunity to own and start building equity in an affordable property. With 3 bedrooms, 2 bathrooms, open-concept living, a huge deck, heated double garage, no rear neighbours and fantastic community amenities, there is a lot of value packed into this property!