



GRASSROOTS
REALTY GROUP

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403 Silver Pointe Drive
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2345178



\$364,900

Division:	MH - Silver Pointe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,578 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond		

Heating:	Forced Air	Water:	Drinking Water, Public
Floors:	Hardwood, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	\$ 212
Basement:	None	LLD:	20-71-6-W6
Exterior:	Other, Vinyl Siding	Zoning:	RC-1
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings		

Inclusions: Shed, attached window coverings

Welcome home to this 1,578 sq ft, 3 bedroom, 2 bathroom home in Silverpointe! Sitting on a huge 0.18 acre lot backing onto greenspace, this property has a ton to offer inside and out. The south facing backyard gets sun all day and has a large deck where you can sit out and enjoy the evening sunsets. There's tons of yard space for the kids and pets, plus a sandbox and shed already in place. Inside, the updated kitchen features granite countertops, butcher block and plenty of counter space, along with a bright breakfast nook complete with a large bay window. There's also a separate formal dining space, a good sized living room and an additional flex room that could be used as an office, playroom or second sitting area. The primary bedroom has its own walk-in closet and large ensuite with a jetted tub, and one of the additional bedrooms also has a walk-in closet. Outside you'll find a heated 20x28 garage that will comfortably fit a pickup truck, with plenty of extra room for storage and toys. There's also a multi-stall parking lot just one house away, making it super convenient when you have extra visitors. The shingles and hot water tank were both replaced in 2019, taking care of a couple of the bigger ticket items. Condo fees are \$211.85 and include water, sewer, road maintenance, professional management and reserve fund contributions. Between the oversized lot, greenspace out back, south facing yard, heated garage and all the extra space inside, there's a lot to love about this Silverpointe home. Come check it out for yourself with your favorite realtor!