

**154 Pickles Crossing  
Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A1075573**



**\$99,900**

<b>Division:</b>	MH - Silver Pointe		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2002 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** -

**LLD:** 20-71-6-W6

**Exterior:** -

**Zoning:** -

**Foundation:** -

**Utilities:** -

**Features:** -

**Inclusions:** -

6 MONTH LOT RENT FREE INCENTIVE \*\*\*\*\*Seller will pay for the first six month lot rent for the buyer\*\*\*\*\*Opportunity for a 4 bedroom home awaits you in the family friendly community of Silver Pointe. Property is move in ready and perfect as everyone gets their own space. Master bedroom at one end with walk in closet, full bathroom with jet tub, plenty of room for a king size bedroom set. Open concept living room dining kitchen area with walk in pantry, island, built in china cabinet. The laundry room features new washer and dryer, space for storage and extra cupboards. At the other end of the unit is three good sized bedrooms, a four piece bathroom. Great for the kids or potential for an at home office space. This property is located backing onto a little pond and has access to community trails, parks, skating, fishing. It would be a delight to call this home. Move in immediately.