

\$309,000 - 405, Silver Pointe Drive, Rural Grande Prairie No. 1, County of

MLS® #A2162083

\$309,000

3 Bedroom, 2.00 Bathroom, 1,501 sqft
Residential on 0.18 Acres

MH - Silver Pointe, Rural Grande Prairie No. 1,
County of, Alberta

Discover your perfect home in the sought-after community of Silver Pointe! This meticulously maintained, affordable modular home sits on a large lot, offering ample space and a blend of comfort and convenience. The property includes a spacious 26x24 garage, a 12x20 workshop, and a garden shed, perfect for all your storage and hobby needs.

The home features three bedrooms—two located at the front, and the primary suite with an en suite at the back, offering privacy and comfort. You™ also appreciate the brand new high-end carpeting throughout, adding a touch of luxury to this cozy space.

One of the standout features is the enclosed room at the rear of the house, which has direct access from the primary suite. This space stays clear of snow in the winter, offering a cozy and sheltered retreat no matter the weather.

Backing onto the community green space, you'll enjoy easy access to extensive walking paths, serene ponds, and a well-maintained skating rink, which is just a short walk away. In the summer, the rink transforms into a basketball court, adding to the fun outdoor activities at your doorstep. The community offers a quiet, nature-filled environment with



views of geese and even trumpeter swans from your backyard.

Additional highlights include:

Efficient snow removal services

Proximity to a hockey rink maintained by a Zamboni

Close enough to see the baseball diamond from home

Visible school bus stop for added convenience

Nearby small fishing pond and beautiful walking trails

Access to the county dump

The sellers are also including a state-of-the-art Vivint/Telus security system with a doorbell camera and interior camera for your peace of mind (contract would have to be assumed).

With a new furnace and AC, this home promises year-round comfort. Plus, the reliable skirting has never failed to keep the home warm in the winter.

Whether you're looking for tranquility or easy access to amenities, this affordable home in Silver Pointe has it all. Don't miss the opportunity to make it yours!

Built in 2002

Essential Information

MLS® #	A2162083
Price	\$309,000
Sold Price	\$307,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,501
Acres	0.18
Year Built	2002

Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Sold

Community Information

Address	405, Silver Pointe Drive
Subdivision	MH - Silver Pointe
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W5K5

Amenities

Amenities	Playground, Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Detached, Parking Pad

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Pantry
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Lawn, No Neighbours Behind, Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	September 2nd, 2024
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Date Sold	September 18th, 2024
Days on Market	15
Zoning	Residential Condominium
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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