

**563 Stewart Street**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2180505**



**\$252,000**

<b>Division:</b>	MH - Silver Pointe		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees		

**Heating:** Forced Air, Natural Gas

**Water:** Public, Shared Well

**Floors:** Carpet, Laminate, Linoleum

**Sewer:** Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 201

**Basement:** None

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

**Exterior:** Vinyl Siding

**Zoning:** RC-1

**Foundation:** Piling(s)

**Utilities:** -

**Features:** Ceiling Fan(s)

**Inclusions:** Couch

Here's the home you won't want to miss! 563 Stewart ST is an inviting 3 bedroom, 2 Bathroom, 16ft wide Mobile on its own lot in the desirable Silver Pointe mobile home park. Manufactured in 2000 and well cared for over the years by its first and only owners there is lots to love including the pond that it backs onto, which means no rear neighbors!! This property features an attached double garage and an asphalt driveway. When you enter into the home there is a large coat closet and 2 spacious rooms to the right along with a full bathroom, to the left the first thing you'll notice is the spacious living room complete with a large window for natural light and a fireplace to cozy up to on those cold winter nights. Attached to the dining room sliding doors is an unfinished sunroom. The kitchen, with walk in pantry is perfect for the avid chef, the dining area is just right in this open concept floor plan and next to the kitchen is the laundry room. The master bedroom is well sized, has a large walk in closet and a 3pc bathroom with a glass doored shower. So many lovely features in this home. The Yard is unfenced and is right next to the walking path for the pond, Silver Pointe is fantastic for families or retirees. Oh! did I mention county taxes? Book your showing with your preferred REALTOR at this great property, before it's sold! \*The seller is related to the selling REALTOR\*