

**230 Mawdsley Crescent  
Grande Cache, Alberta**

**MLS # A2147810**



**\$150,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R -MHS6
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Stand up Freezer, Lawn Mower, Snow Blower

1997 manufactured home located on the western edge of Stage VI with an amazing views and Over 1200 sq ft of living space w/sunken living room & gas fireplace, glass & oak cabinetry, 2 full baths and all located on the one floor! This property is priced to sell and is a great spot for retired couple, Family, or even a roommate situation as the master bedroom is on the opposite side of the mobile. In 2021 there were new Shingles, New Furnace and Hot water tank. So the big stuff is already taken Care of. Outside you will find 2 sheds, and two decks. one on the front door and one attached to the back. The views are just amazing. You will have to take a look for yourself.