

**2023 TWP 722**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2158015**



**\$239,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Double Wide Mobile Home		
<b>Size:</b>	1,776 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** n/a

**\*\*This house can be Moved\*\***Experience this exceptional 3-bedroom, 2-bathroom modular home that redefines modern luxury, seamlessly blending contemporary design with timeless appeal. This residence features an open-concept layout where every detail exudes luxury. At the heart of the home is a stunning modern kitchen designed to be a chef's paradise. It features high-end appliances and striking quartz countertops with an eat-at kitchen island. The space is further enhanced by a corner pantry and a wealth of cupboards with custom-built organization, combining visual appeal with practical functionality. Adjacent to the kitchen, the dining area bathes in natural light streaming through bay windows, creating a warm and inviting atmosphere. The spacious living room, cozy with a wood-burning fireplace, is designed for comfort and style, offering a perfect setting for relaxation or entertaining. The primary bedroom is a luxurious retreat, featuring a stunning shiplap feature wall, a walk-in closet, a 4-piece ensuite, and doors leading outside. Two additional bedrooms and a 4-piece guest bathroom provide ample space for family and friends. Additional features include a dedicated laundry area and a significant boot room addition with generous storage. Recent renovations include a new hot water tank (2019), vinyl plank flooring with cork underlay, a new subfloor, windows, and all-new light fixtures. Hunter Douglas custom blinds throughout offer both style and privacy. The home is also equipped with A/C for year-round comfort. Seize the opportunity to make this extraordinary residence yours and experience the height of refined living.