

# \$125,000 - 173 Pickles Crossing, Rural Grande Prairie No. 1, County of

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MLS® #A2216643

**\$125,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Mobile on 0.00 Acres

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

Say goodbye to your landlord and step into homeownership with this well-cared-for and affordable 1,216 sq. ft. modular home in Silverpoint Park—a vibrant, family-friendly community. Enjoy the great outdoors with scenic walking trails, beautiful sunsets, a community playground, and a pond stocked with fish—perfect for weekend fun with the kids.

This home is in great shape and has seen key upgrades, including a new roof, furnace, and hot water tank and washer, giving you peace of mind for years to come. Inside, you'll find stylish quarry tile in the entrance and kitchen/dining area. The spacious primary bedroom includes a large walk-in closet and a relaxing ensuite complete with a jetted tub—your own personal escape. Outdoors you have a fenced area with a deck to enjoy those long summer days and sunsets. Ideally located just minutes from shopping, restaurants, and the airport, this home combines comfort, value, and a lifestyle that's hard to beat. Lot rent is \$707/month and includes water, sewer, garbage, recycling, and park maintenance.

Built in 2002

## Essential Information



MLS® #	A2216643
Price	\$125,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.00
Year Built	2002
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	173 Pickles Crossing
Subdivision	MH - Silver Pointe
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0W0

### **Amenities**

Parking Spaces	4
Parking	Parking Pad

### **Interior**

Appliances	See Remarks
Heating	Forced Air

### **Exterior**

Roof	Asphalt Shingle
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### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	5
HOA Fees	707

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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