

# \$244,900 - 408 Silver Pointe Drive, Rural Grande Prairie No. 1, County of

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MLS® #A2244345

**\$244,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.16 Acres

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

Welcome to this beautifully maintained + move-in ready 3 bedroom, 2 bathroom home located in the highly desirable Silver Pointe community!

Sitting on its own lot, this property offers the perfect blend of comfort, convenience, and outdoor living.

Step inside to a bright, open floorplan filled with natural light from large windows, creating a warm and welcoming atmosphere. The heart of the home offers a functional layout with plenty of space for family and entertaining.

The spacious primary bedroom includes a walk-in closet and a luxurious ensuite complete with a jetted tub, perfect for unwinding at the end of the day.

Outside, you'll fall in love with the gorgeous landscaping, a two-tiered deck with a privacy-fenced lower level, and two powered sheds for storage or hobbies.

Major updates have already been taken care of, including a new hot water tank (2025), new furnace (2024), new shingles (2024), and new comfort-height toilets, giving you peace of mind for years to come.



This is a rare opportunity to own a well-cared-for home in one of the area's most sought-after communities. Don't miss out - book your viewing today!

Built in 2002

**Essential Information**

|                |              |
|----------------|--------------|
| MLS® #         | A2244345     |
| Price          | \$244,900    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,216        |
| Acres          | 0.16         |
| Year Built     | 2002         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

**Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 408 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 | T8W 5K5                               |

**Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Park, Snow Removal, Visitor Parking, Playground, Trash |
| Parking Spaces | 2                                                      |
| Parking        | Parking Pad                                            |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Jetted Tub, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer   |
| Heating           | Forced Air                                                            |
| Cooling           | None                                                                  |

Basement                      None

**Exterior**

Exterior Features      Garden  
Lot Description        Back Yard, Front Yard, Garden  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding  
Foundation            Piling(s)

**Additional Information**

Date Listed              July 30th, 2025  
Days on Market        2  
Zoning                    RC-1

**Listing Details**

Listing Office            Sutton Group Grande Prairie Professionals

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