



**GRASSROOTS**  
REALTY GROUP

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**183 Grenoble Crescent  
Fort McMurray, Alberta**

**MLS # A2222268**



**\$160,000**

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cleared		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 290
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH2
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s)		

<b>Inclusions:</b>	N/A
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Welcome to 183 Grenoble Crescent, a well-maintained 2007 model home ideally situated on its own lot on a peaceful street in Gregoire Park and backing onto serene green space &mdash; offering both privacy and a beautiful natural view. Step inside to discover a spacious kitchen featuring a peninsula counter, ample cabinetry, and generous storage &mdash; perfect for cooking, entertaining, or family meals. The inviting living room boasts vaulted ceilings, a cozy corner gas fireplace, and large windows that fill the space with natural light while offering a lovely view of the backyard. This home offers three generously sized bedrooms with two at the front and side, conveniently located near a full 4-piece bathroom. The primary suite is nestled at the rear of the home for added privacy and features a large walk-in closet and a luxurious ensuite with a jetted soaker tub &mdash; your perfect retreat at the end of the day. Outside, the yard provides RV parking and versatile space that can be used for additional storage or outdoor recreation &mdash; ideal for those who love flexibility and the outdoors. Don't miss your chance to own this charming, functional home in a great location!