



**GRASSROOTS**  
REALTY GROUP

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**293 Grenfell Crescent  
Fort McMurray, Alberta**

**MLS # A2234627**



**\$349,000**

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,208 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, RV Access/Parking, Stall		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Standard Shaped Lot, Street Lighting		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 290
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RMH-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All window coverings, Shed

Welcome to 293 Grenfell Crescent, fully finished basement on concrete foundation with close to 2,300 Sq. Ft. of Versatile Living! Step into this custom, unique manufactured home on a solid foundation with a rare full, finished basement, offering 2298 sq. ft. of total living space, perfect for large families, multi-generational living, or income potential with rental flexibility. From the moment you arrive, you'll love the charming appeal and comfort. Inside, a front entryway welcomes you into the bright, airy living room, open concept kitchen, and eat-in dining area. Vaulted ceilings enhance the sense of space, while upgrades like newer laminate flooring and fresh paint, make the heart of this home shine. A built in desk/hutch and generous counter space create a true chef's kitchen. The main floor features three well-appointed bedrooms, one with walk in closet and two full bathrooms, including a spacious primary suite with a large double closet, luxurious soaker tub, and private deck access, your own serene retreat to savour the beauty of summer mornings. Main floor laundry complete this level. Head downstairs to find even more room to grow. The thoughtfully designed lower level offers three additional bedrooms with good-sized closets, a full bathroom, and a cozy corner fireplace completing the expansive rec room. This generous space provides endless possibilities, from family movie nights and game days to a hobby area, home gym, or playroom &mdash; whatever suits your lifestyle! This fully fenced yard features double gate access from the front, large storage shed with loft, space for all your toys and storage needs. There's plenty of room for RV parking or multiple vehicles, making this property as practical as it is spacious. Enjoy peace of mind with new shingles installed in 2023, and unlike many manufactured homes, this one is fully drywalled throughout &mdash;

no board walls here, just the solid, comfortable feel of a traditional home. Gregoire Park is all about convenience and connection. Enjoy easy access to the Points West Trail system, Vista Ridge All Seasons Park, Clearwater Horse Club, Keyano College Industrial Campus, and the Oil Sands Discovery Centre &mdash; a must-see for locals and visitors alike. Nearby, you'll find the Rotary Links Golf Course and the local SPCA if you're looking to adopt a "fur-ever" friend. Gregoire offers plenty of restaurants, pubs, and everyday essentials like gas stations, grocery stores, hotels, and shops all within easy reach. Parks, green spaces, walking trails, and a community baseball diamond make this neighbourhood perfect for active families and outdoor lovers. This spacious home delivers great value and room to grow in a vibrant, accessible community. Don't miss out &mdash; book your private tour today!