



**GRASSROOTS**  
REALTY GROUP

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**129 Grey Crescent  
Fort McMurray, Alberta**

**MLS # A2235066**



**\$199,900**

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Driveway, Front Drive, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<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, Wood Frame	<b>Zoning:</b>	RMH-2
<b>Foundation:</b>	Block, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Separate Entrance, Vinyl Windows		

**Inclusions:** Fridge, stove, hood fan, washer, dryer, wall mounted cabinets and mirrors, curtain rods, window coverings, ceiling fans, microwave, cabinets in shed.

Welcome to 129 Grey Crescent in Gregoire Park, a well-maintained 1075 sq ft single wide with addition on a spacious 5933 sq ft corner lot. Originally built in 1978, this home has been given an effective age of 19 years with a remaining economic life of 31 years. Featuring 3 bedrooms, 2 full bathrooms and a bonus area, this layout is functional and uncommon. Enjoy recent updates including fresh paint, new flooring, a new hot water tank (2022), and a new washer and dryer just 2 years old. The home also includes a 12x16 heated and insulated shed (2017), fenced yard on 3 sides (could be fully fenced with ease), and a large porch addition. Other highlights include 2015 shingles, 2014 siding, gutters, skirting with Styrofoam insulation and vents, 2014 cabinets, and appliances from 2016 to 2018, furnace is older but has been serviced annually. The home is tied down, has new water lines and an insulated belly bag as of 2021, and offers ample parking. This home allows space for all your toys and everything the outdoor enthusiast lifestyle demands, from trailers and sleds to boats and gear. Book a viewing to make this one your very own.