



**GRASSROOTS**  
REALTY GROUP

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**368 Grey Crescent  
Fort McMurray, Alberta**

**MLS # A2241360**



**\$115,000**

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,254 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Block
<b>Features:</b>	No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 335
<b>LLD:</b>	-
<b>Zoning:</b>	RMH-2
<b>Utilities:</b>	-

**Inclusions:** DISHWASHER, FRIDGE, STOVE, WASHER/DRYER, MICROWAVE, ALL FURNITURE

Looking for a budget-friendly home with space to make your own? welcome to 368 grey crescent, located in Gregoire listed at just \$115,000 this Charming budget-friendly 3 bedroom, 1 bathroom mobile home offering great value! walk in to a species front entryway with 3 big bedrooms with large five piece bathroom, and species kitchen/dinning room!! Great opportunity for first-time buyers or investors . Conveniently located near schools, parks, and shopping. Located in a quiet, family-friendly area with easy access to schools, shopping, and parks. Whether you're looking to get into the market or add to your rental portfolio, this property checks the boxes for value, location and affordability! contact today for more information.