



**GRASSROOTS**  
REALTY GROUP

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**132 Grey Owl Place  
Fort McMurray, Alberta**

**MLS # A2251472**



**\$339,900**

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Greenbe		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<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>	RMH-2
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Crown Molding		

**Inclusions:** NA

Welcome to 132 Grey Owl Place! Located in a quiet cul-de-sac with RV parking, this gorgeous 3 bedroom, 2 bath mobile home has been beautifully maintained and thoughtfully upgraded. Step inside to an open concept floor plan featuring fresh paint, updated flooring, and a renovated kitchen complete with island, SAMSUNG stainless steel appliances, backsplash, newer countertops, and plenty of cupboard space. The spacious master retreat offers a large walk-in closet and a renovated 4pc ensuite with a jetted soaker tub. This home has seen numerous updates, including a brand new water heater, inspected and serviced furnace, newer shingles, siding, and windows. The garage is gas heated and features epoxy flooring with 3-foot powder-coated diamond plating. The exterior offers a driveway extension that's been freshly sealed, newer fencing, a 10x12 storage shed, and a new belly bag with upgraded PEX plumbing and heat trace underway for the new buyers. Additional highlights include air conditioning, front loader washer & dryer, and a landscaped lot that backs onto greenspace and a playground. This property is truly turn-key and move-in ready for its next owners. Call today to book your private viewing!