



**215 Grant Way
Fort McMurray, Alberta**

MLS # A2252399



\$175,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,204 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Walk-In Closet(s)		

Inclusions: As is, where is.

Welcome to 215 Grant Way, a property offering incredible potential with features that make it stand out in Gregoire Park. This home sits on a 4,169 sq ft lot that you own, close to green space and with access to the scenic Gregoire trail system. The highlight of this property is the exterior space: RV parking through double gates, a driveway that accommodates multiple vehicles, as well as a covered back deck that provides a comfortable outdoor retreat. Inside, the home welcomes you with an open-concept layout filled with natural light, laminate flooring, and neutral tones throughout. The kitchen offers ample cupboard and counter space, opening into a spacious dining and living area designed for easy family living. The primary bedroom features a walk-in closet and a 4-piece ensuite with a soaker tub. The two additional bedrooms are both of generous size. A 4-piece main bathroom and a designated laundry room with storage complete this home. Conveniently located near schools, shopping, dining, and major roadways, including Highway 63, this home is a practical choice for those seeking value, space, and functionality in Fort McMurray. Don't miss out on this incredible homeownership opportunity! Call today to book your personal viewing.