



**215 Grant Way
Fort McMurray, Alberta**

MLS # A2252399



\$149,900

Division: Gregoire Park

Type: Residential/Manufactured House

Style: Mobile Home-Double Wide

Size: 1,204 sq.ft. **Age:** 2000 (26 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.