



GRASSROOTS
REALTY GROUP

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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.