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## 215 Grant Way Fort McMurray, Alberta

MLS # A2252399



\$149,900

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

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Laminate Roof: Condo Fee: \$ 335 Asphalt Shingle **Basement:** LLD: None Exterior: Zoning: Vinyl Siding 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.