



**GRASSROOTS**  
REALTY GROUP

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**301 Grenfell Crescent  
Fort McMurray, Alberta**

**MLS # A2253494**



**\$89,900**

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Standard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH-2
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** Electric Stove, Refrigerator, Washer/Dryer

Most affordable Home for Sale in Gregoire Park, Fort McMurray Prime Location | Great Value | Investment Opportunity Welcome to this well-maintained modular home located in the highly sought-after Gregoire Park community of Fort McMurray. Whether you're a first-time homebuyer, investor, or a commuter looking for convenience, this property checks all the boxes! Property Highlights: 3 Bedrooms | 2 Bathrooms Open-concept layout with spacious living room and kitchen Primary bedroom includes an ensuite and walk-in closet Large lot with private driveway and storage shed Low-maintenance yard, ideal for busy professionals or renters. Location, Location, Location: Situated in Gregoire Park – a quiet, friendly, and established neighborhood Minutes to Highway 63 – perfect for commuters heading north or south Close to Fort McMurray International Airport – ideal for frequent travelers Short drive & walk to major amenities, including: Shopping centers Restaurants Schools Parks and trails Public transit stops A Smart Investment: This property offers affordable homeownership in one of Fort McMurray's most convenient locations. With low property taxes, low condo fees, and strong rental potential, it's an excellent opportunity for: Real estate investors Oil sands workers seeking staff housing Buyers looking to downsize or simplify Don't miss out! Homes in this area don't last long. Contact me today to schedule a private showing or learn more.