



**301 Grenfell Crescent  
Fort McMurray, Alberta**

**MLS # A2253494**



**\$89,900**

**Division:** Gregoire Park

**Type:** Residential/Manufactured House

**Style:** Mobile Home-Single Wide

**Size:** 1,292 sq.ft. **Age:** 1981 (45 yrs old)

**Beds:** 3 **Baths:** 2

**Garage:** Parking Pad

**Lot Size:** 0.10 Acre

**Lot Feat:** Other

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 335

**LLD:** -

**Zoning:** RMH-2

**Utilities:** -

**Heating:** Standard

**Floors:** Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** None

**Features:** 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.