



GRASSROOTS
REALTY GROUP

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**137 Grenfell Crescent
Fort McMurray, Alberta**

MLS # A2255794



\$220,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,222 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: Central Air Conditioner, Stove, Refrigerator, Dishwasher, Microwave, Washer/Dryer, and sheds x2

Welcome to this charming 3 bedroom, 2 bathroom home offering comfortable one level living in a fantastic location. Backing onto green space and just a short stroll to the park, this home combines convenience with a peaceful setting. Inside, you'll love the modern updates including newer flooring and refreshed bathrooms. The spacious primary suite features a walk-in closet and a beautifully updated ensuite with a stand up shower. This home has seen thoughtful upgrades for peace of mind, including a new hot water tank (2022), new fencing and deck rails (2022), as well as a new sewer line and heat trace. Outside, enjoy your private yard with direct access to the trail.