



**GRASSROOTS**  
REALTY GROUP

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**161 Grey Crescent  
Fort McMurray, Alberta**

**MLS # A2256102**



**\$199,900**

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,415 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 355
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RMH-2
<b>Foundation:</b>	Block, Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Welcome to 161 Grey Crescent. Step inside and be immediately impressed by the open and inviting layout of this home. The living room, dining area and kitchen flow seamlessly together and the kitchen offers plenty of cupboard and counter space. The primary bedroom is a fair size with a walk-in closet and a private ensuite for your convenience. There are three additional bedrooms where one can be used as a den/office or even a small play area for kids's toys. Updates in this modular include a newer hot water tank and vinyl flooring throughout. The yard is fully fenced ideal for children or pets with two storage sheds in the back, a large deck and copious amount of space to relax. There is also a spacious private parking pad out front which can fit up to three vehicles. This home is perfectly located just steps away from a playground, baseball field, green space, shopping and schools. With a little love, you can make this place your home. Don't miss out, book a showing with your favorite realtor today!