



GRASSROOTS
REALTY GROUP

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**210 Grant Way
Fort McMurray, Alberta**

MLS # A2265565



\$250,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,205 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Side, Insulated, Outside, Owned, Parking Pad, Paved		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Many Trees, N		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Block
Features:	Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 335
LLD:	-
Zoning:	RMH-2
Utilities:	-

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER

IMMEDIATE POSSESSION AVAILABLE! Welcome to this MOBILE HOME WITH DETACHED GARAGE offering space, functionality, and plenty of potential. Inside, you'll find a PRIMARY BEDROOM WITH WALK-IN CLOSET AND ENSUITE, plus TWO EXTRA-LARGE BEDROOMS on the opposite side of the home with a FULL BATHROOM TO SHARE. The SPACIOUS living room features wall paneling, while the dining area is bright with SKYLIGHTS. The kitchen includes an ISLAND and ample UPPER AND LOWER CABINETS for storage. The LAUNDRY ROOM is spacious and practical for everyday use. Step outside to enjoy your COVERED DECK, perfect for sipping coffee, reading, or watching kids play in the YARD. There are NO NEIGHBOURS BEHIND for added privacy, and parking is abundant with a PAVED FRONT DRIVEWAY FOR UP TO FOUR VEHICLES, plus REAR ACCESS TO A RAISED CONCRETE PAD and a 12X16 INSULATED AND WIRED GARAGE ideal for storage or hobbies. CONDO FEES ARE ONLY \$335 and include WATER AND TRASH REMOVAL. Located on the SOUTH SIDE OF THE CITY, this home is WALKING DISTANCE TO SCHOOLS AND PARKS and just MINUTES AWAY FROM RESTAURANTS including Tim Hortons and more. A great STARTER HOME offering comfort, convenience, and value in a desirable location. Call now!