



GRASSROOTS
REALTY GROUP

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**189 Grandview Crescent
Fort McMurray, Alberta**

MLS # A2271405



\$284,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,511 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	2
Garage:	Stall		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Standard Shaped Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMH-2
Foundation:	Piling(s)	Utilities:	-

Features: Built-in Features, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, MICROWAVE, DISHWASHER, WASHER, DRYER, ALL TV MOUNTS, FLOATING SHELF IN BEDROOM, CENTRAL AIR CONDITIONER AND EXISTING WINDOW COVERINGS, FIREPIT

Welcome to 189 Grandview Crescent; modern updates, thoughtful design, and exceptional value in the heart of Gregoire Park. Built in 2010 and offering 1,520 sf. of well kept living space, this beautifully maintained manufactured home sits on a generously sized lot with PARKING FOR UP TO FOUR VEHICLES. The yard features a great-sized deck, and a 12X24 HEATED SHED WITH AN OVERHEAD DOOR AND MANUAL OPENER; perfect for storage, a workshop, or additional recreational space. There is plenty of room to enjoy the outdoors in this spacious and versatile yard. Inside, the home offers seamless flooring throughout and a layout designed for both comfort and function. AT THE FRONT OF THE HOME ARE THREE BEDROOMS. Ideal for family living, guests, or using one as a dedicated home office; along with a well appointed four piece bathroom. The heart of the home is the OVERSIZED LIVING AREA, FILLED WITH NATURAL LIGHT AND OPEN FLOW. The adjoining kitchen and dining space offer a modern feel with beautiful kitchen cabinetry, STAINLESS STEEL APPLIANCES NEW IN 2023, and a pantry, along with plenty of storage closets throughout the home, ensuring everything has a place. As you move toward the rear of the home, you'll pass the laundry room, which provides extra storage and a BRAND-NEW WASHER AND DRYER (2025), as well as secondary access to the deck and backyard. Tucked at the back for added privacy, the spacious primary bedroom offers a relaxing retreat with a four piece ensuite and a walk-in closet complete with built-in shelving. Important updates have already been taken care of, including a HOT WATER TANK APPROXIMATELY 1.5 YEARS OLD, A FURNACE INSTALLED IN JUNE 2025, air conditioning roughly six to seven years old, heat trace, and a belly bag inspection completed

in 2025. This home provides peace of mind and truly move-in-ready living. Gregoire Park is all about convenience and connection, offering quick access to restaurants, pubs, gas stations, grocery stores, hotels, and everyday amenities, all within easy reach. The neighbourhood is also filled with parks, green spaces, and walking trails, making it perfect for active families and outdoor lovers. Don't miss out and book your private tour today and see the pride of ownership throughout 189 Grandview Crescent.