



GRASSROOTS
REALTY GROUP

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167 Grant Way
Fort McMurray, Alberta

MLS # A2272847



\$185,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,105 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Carport

Welcome to 167 Grant Way: A detached home set on a fantastic lot featuring a sunny backyard, an oversized insulated shed with a roll-up door, and a long driveway with plenty of room for vehicles, toys, and all the storage you could need. This property is an incredible opportunity for anyone looking to invest or enter the market without stretching their budget. Step inside to find updated flooring and modern grey paint that instantly brightens the open-concept main living area. The kitchen and dining space offer an impressive amount of cabinetry, with upper and lower cabinets that wrap around the room, plus a pantry for even more storage. This home offers three bedrooms in a functional split layout. The primary bedroom is privately located at the back of the home, complete with a walk-in closet and a 4pc ensuite. The two additional bedrooms sit on the opposite end - an ideal setup for families, guests, or roommates - paired with a second 4pc bathroom. Outside, the oversized shed provides versatile use - extra storage, a home for recreational toys, a workshop, or even a hobby space as well as even more storage with the included covered carport. Additional features for peace of mind include central A/C, new shingles (2023) and a newer hot water tank (2019). With sunshine filling the yard throughout the day, condo fees that include water, garbage, and sewage, and immediate possession available, this home is truly move-in ready. Book your private viewing today!