



GRASSROOTS
REALTY GROUP

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**132 Grey Owl Place
Fort McMurray, Alberta**

MLS # A2275072



\$310,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,200 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RMH-2
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters		

Inclusions: Outbuilding Shed,

Welcome to 132 Grey Owl Place! Tucked into a quiet cul-de-sac with RV parking, this 3 bedroom, 2 bath home has been loved, updated, and is truly ready for its next owner. Inside, you'll find a bright open layout with fresh paint, updated flooring, and a renovated kitchen featuring an island, SAMSUNG stainless steel appliances, newer countertops, and plenty of storage. It's an easy space to cook in and hang out in. The primary bedroom feels like a little retreat with a walk-in closet and an updated 4pc ensuite with a jetted soaker tub. Big-ticket items are already done: brand new water heater, serviced furnace, and newer shingles, upgraded plumbing, siding, and windows. The heated garage is a dream—epoxy floors and powder-coated diamond plating—plus outside you get a freshly sealed driveway extension, newer fencing, and a 10x12 shed. The new belly bag and upgraded PEX plumbing with heat trace were just completed, so you're all set for winter. And the location? Perfect for anyone who loves the outdoors—just hop on your quad, snowmobile, or mountain bike and hit the trails right from your neighbourhood. With A/C, front-load laundry, and a yard backing onto greenspace and a playground, this home is move-in ready and easy to love. Book your private viewing today!