



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2275072**



**\$310,000**

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Landscap		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Mixed
<b>Foundation:</b>	Piling(s)
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 335
<b>LLD:</b>	-
<b>Zoning:</b>	RMH-2
<b>Utilities:</b>	-

**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!