



GRASSROOTS
REALTY GROUP

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**160 Grandview Crescent
Fort McMurray, Alberta**

MLS # A2275323



\$284,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,223 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, No Neighbours Behind, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: NA

Well-cared-for home on a large lot backing directly onto greenbelt with a detached garage and real outdoor space. Properties with this kind of setting do not come up often. Major updates have already been done, which takes a lot of the unknowns off the table. New hot water heater recently installed. Roof replaced in October. New decks and gates completed. Furnace and air conditioning were replaced a few years ago and are in good working order. Inside, the layout is open and functional with no wasted space. The kitchen has been upgraded with granite countertops and offers good prep space and storage. The primary bedroom has also been upgraded with granite, adding a nice touch of durability and finish where it matters. The living area is bright, spacious, and flexible for furniture placement. This is a home that works whether you are downsizing, buying your first place, or simply want something manageable without giving up space. The lot is a standout feature. Large yard, fully usable, backing onto greenbelt so you are not staring into someone else's backyard. Detached garage provides parking, storage, or workspace, and the driveway allows for additional vehicles. There is also an existing long term tenant renting a room who has been extremely reliable and would be open to staying if a buyer wanted built in rental income from day one. Optional, not assumed. This is a solid property with meaningful upgrades already completed, a great lot, and a quiet setting. If you are looking for value, condition, and location all lining up, this one deserves a closer look.