



GRASSROOTS
REALTY GROUP

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**161 Grey Crescent
Fort McMurray, Alberta**

MLS # A2276930



\$195,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,518 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 355
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Other	Utilities:	-
Features:	Open Floorplan		

Inclusions: shed

Bright, spacious, 4 bedroom mobile with lots of Parking! This well maintained home boasts over 1500 sqft, and has newer laminate flooring throughout! The large primary bedroom has a 4pc ensuite and large closet. Three more bedrooms and 4pc bathroom are located at the opposite end of the home. The open concept kitchen and living room, is bright and spacious. Outside, you will find a storage shed, a nice deck area, and a green space for pets or family play! There is plenty of parking for all your vehicles. The home is located close to schools, bus stop, mailboxes and playground/park area, as well as the dog park. There have been updates done, including the hot water tank which is only 5 years old. This home shows very well, so call to view today!