



**GRASSROOTS**  
REALTY GROUP

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**328 Grey Crescent  
Fort McMurray, Alberta**

**MLS # A2281753**



**\$285,000**

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RMH-2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Some furniture is negotiable

Welcome to 328 Grey Crescent, a rare find for outdoor enthusiasts and those wanting more space for family and recreational vehicles. This well-maintained home offers 4 spacious bedrooms, 2 full bathrooms, and over 1,500 sq ft of comfort. The large lot backs directly onto green space. What truly sets this property apart is the direct backyard access to trails and nature. It is perfect for skidoos, quads, and side-by-sides right from your own yard. The property also features RV parking and a large front gate, making it easy to securely park larger vehicles, trailers, or recreational toys in the backyard. Inside, you're welcomed by a generous foyer that leads to three well-sized bedrooms at the front of the home and a 4-piece bathroom. The large living room is filled with natural light and features a cozy gas-burning fireplace that flows seamlessly into the dining area and kitchen. The kitchen features rich, dark cabinetry and ample counter space - ideal for both everyday living and entertaining. The primary bedroom is a true retreat, complete with a large window, a walk-in closet, and a private ensuite featuring a jetted tub. With its functional layout, impressive square footage, and unbeatable outdoor access, this home is perfect for those who live an active lifestyle and want room to store it all. Updates completed in 2016 include roof, insulation, fencing, A/C, and shed siding, and most recently is a newly installed belly bag in 2026 - giving you peace of mind for years to come.