



**164 Grandview Crescent
Fort McMurray, Alberta**

MLS # A2287559



\$144,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,217 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan		

Inclusions: as is where is at the time of possession

Affordable Homeownership in Gregoire Park – Backing Onto Green Space Welcome to 164 Grandview Crescent, a well-maintained and budget-friendly 3-bedroom, 2-bathroom single-wide mobile home located in the established community of Gregoire Park. Recent updates provide added value and peace of mind, including: New flooring and baseboards throughout Fresh paint throughout New toilets Hot water tank replaced Belly bag, heat trace, and insulation replaced (December 2024) The functional layout features a bright, open-concept living area that flows seamlessly into the kitchen and dining space—perfect for everyday living or entertaining family and friends. The home includes three spacious bedrooms and two full bathrooms, offering flexibility for families, roommates, or a home office setup. Backing directly onto green space with access to trails and a beautiful treeline, this property combines affordability with outdoor lifestyle appeal. Enjoy quick access to trails right from your backyard. Additional highlights include a storage shed for extra storage as well as ample parking with room for multiple vehicles. With condo fees of just \$335.00 per month, this home presents exceptional value in a desirable neighbourhood, close to schools and amenities. Don’t miss this opportunity to own an affordable, well maintained home in Gregoire Park—schedule your private showing today.