



GRASSROOTS
REALTY GROUP

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**100 Grey Crescent
Fort McMurray, Alberta**

MLS # A2291986



\$350,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,586 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.00 Acre		
Lot Feat:	Backs on to Park/Green Space, Cleared, Corner Lot, Gazebo		

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

Inclusions: Gazebo

Well-maintained 1,655 sq ft modular home situated on a 6,281 sq ft fenced corner lot in Gregoire Park. This spacious home offers 3 bedrooms, 2 full bathrooms, and an open-concept layout with a large kitchen featuring stainless steel appliances, ample cabinetry, and a walk-in pantry. The primary bedroom includes a 4-piece ensuite with jetted tub and separate shower. Recent updates add great value and peace of mind, including a new fence (2023), x 29’ concrete pad (2023), hot water tank (2023), washer (2023), and new heat trace (2023). The large workshop/garage space has also been improved with a new heater installed in 2023, making it functional year-round. The property features a large deck for outdoor living, a landscaped and fully fenced yard, and plenty of parking. Located directly across from green space, park, and skating rink, with easy access to schools, shopping, and transit. A great opportunity for buyers looking for space, functionality, and recent upgrades in an established neighborhood