



**GRASSROOTS**  
REALTY GROUP

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**192 Grandview Crescent  
Fort McMurray, Alberta**

**MLS # A2292648**



**\$219,900**

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RMH-2
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan		

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer

Located on one the best streets in Gregoire and backing on to quad, skidoo and side by side trails, this 1200 sq/ft home on its own lot has something for everyone. Newer siding, windows and shingled peaked roof. Large front entrance with laundry room featuring large Maytag washer and dryer, Newer flooring in large living room, Stainless Steel appliances in kitchen, large primary bedroom with tons of closet space, 2 other bedrooms and another large family room with access to the back yard. The back yard is big on this one and features a large deck, fire pit area and opens onto the trails. You can definitely vision a garage in the future. Homeowner apologizes for lack of photos as they are packing to move. Close to restaurants, bars, convenience stores and grocery shopping.