



**113 Granite Street
Fort McMurray, Alberta**

MLS # A2294639



\$164,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,252 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Front Drive, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Level, No Back Lane		

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

Features: Ceiling Fan(s), High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Property is being sold on an "as is, where is" basis as outlined in the purchase agreement schedule "A".

Welcome to this spacious and move-in-ready double-wide mobile home! This home features 3 generously sized bedrooms and 2 full bathrooms with a bright, open layout perfect for everyday living. The kitchen, dining, and living areas flow seamlessly and are filled with natural light, creating a warm, inviting space for both relaxing and entertaining. The primary suite is tucked away at the back of the home and includes a walk-in closet and relaxing jetted tub, making it a comfortable private retreat. The front two bedrooms are also a great size, with one offering an additional walk-in closet. You’ll also appreciate the large laundry room with extra pantry space and storage, a rare and practical bonus. Enjoy newer vinyl flooring, along with updates including a newer hot water tank and newer washer and dryer. Step outside to a fenced yard with a shed, perfect for extra storage and outdoor enjoyment. Located on a quiet loop in Gregoire, close to trails and playgrounds, this home is ideal for families or anyone looking for a peaceful setting. Property is being sold “as is, where is.”