



**285 Grenfell Crescent
Fort McMurray, Alberta**

MLS # A2297323



\$159,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,220 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	0.09 Acre		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: fridge, stove, dishwasher, washer, dryer, microwave.

Unbeatable Value in a Well-Established Community This well-maintained 3-bedroom, 2-bathroom mobile home offers 1,220 sq ft of comfortable living space in the desirable, established neighbourhood of Gregoire. Situated on a generous 4,046 sq ft lot, this property combines affordability with thoughtful updates and modern appeal. The home features an open, modern kitchen designed for both functionality and style, providing ample space for cooking and entertaining. Large windows throughout allow for an abundance of natural light, creating a bright and inviting atmosphere. The spacious primary bedroom offers a walk-in closet and a private 4-piece ensuite, providing a comfortable retreat within the home. Numerous recent upgrades offer peace of mind for years to come. A new roof was installed in 2021, along with a furnace replacement in 2017. More recent improvements include a hot water tank (2024), as well as a new stove, microwave, and dishwasher (2025). The washer and dryer were also replaced in 2023. Inside, you’ll find durable laminate and linoleum flooring throughout, offering both practicality and ease of maintenance. Outside, a newly constructed 8 x 10 shed provides additional storage space, adding further functionality to the property. This is an excellent opportunity for buyers seeking a move-in ready home with significant updates at an exceptional value.