



**101 Grant Bay  
Fort McMurray, Alberta**

**MLS # A2301103**



**\$219,900**

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,226 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Multiple Driveways, Stall		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	None	<b>Zoning:</b>	RMH2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, See Remarks, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, microwave.

Corner Lot Opportunity in Gregoire! This well-maintained, freshly painted 3-bedroom, 2-bathroom mobile home offers 1,226 sq ft of comfortable living space in the desirable and established neighbourhood of Gregoire. Situated on a generous 4,447 sq ft fully fenced corner lot—one of the larger lots in Gregoire Park—this property combines affordability with thoughtful updates and modern appeal. With no neighbours on three sides, you’ll enjoy added privacy and a more open feel. The mobile is securely anchored on all four corners, providing added stability and peace of mind. The home features a bright, open-concept kitchen designed for both functionality and style, with ample space for cooking and entertaining. The adjoining living room is warm and inviting, highlighted by a three-way fireplace that adds both comfort and visual appeal to the main living areas. Large windows throughout the home allow for an abundance of natural light, creating a bright and welcoming atmosphere. The spacious primary bedroom serves as a private retreat, complete with a walk-in closet and a 4-piece ensuite. Durable laminate and linoleum flooring run throughout the home, offering both practicality and ease of maintenance. Recent upgrades provide added value and peace of mind, including a new front fence, new stove, and new microwave. Outside, a convenient storage shed enhances the property’s functionality. The property also features a drive-through driveway, offering ample parking and added convenience for multiple vehicles, trailers, or recreational equipment. This is an excellent opportunity for buyers seeking a move-in ready home with meaningful updates at an exceptional value.