



**125 Grant Bay
Fort McMurray, Alberta**

MLS # A2302991



\$290,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,206 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Driveway, Front Drive, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Gazebo, Landscaped, Lawn, Pie Shaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	Open Floorplan		

Inclusions: GARAGE HEATER, GAZEBO, 2 HOUSE KEYS, 2 MAIL KEYS.

Welcome to 125 Grant Bay, a well maintained three bedroom, two bathroom home sitting on a spacious 5,961 square foot corner lot with an abundance of parking, a show-stopping detached garage, updated shingles 2024 and hot water tank in 2025 and a layout designed for comfortable everyday living. With a front driveway plus a second paved driveway in the back, and a detached 22x28 heated garage, this property is a dream for anyone who needs serious space for vehicles, hobbies, or storage. The front deck welcomes you inside where vaulted ceilings, LED lighting, and neutral grey walls create a bright and open atmosphere throughout. The open concept main living area features laminate flooring in the living room that flows into a well appointed kitchen with tile flooring, white cabinetry, stainless steel appliances, and a dining area, making the space ideal for both daily routines and casual entertaining. No carpet anywhere in the home means easy maintenance from top to bottom. The primary bedroom comfortably fits a king size bed and includes a walk-in closet and a four-piece ensuite. Two additional bedrooms are found on the other side of the home both offering flexibility for families or a home office setup. A second four-piece bathroom serves the additional bedrooms, and a dedicated laundry room rounds out the interior. Outside, the fully fenced yard enjoys afternoon sun and offers a wonderful outdoor living space complete with a back deck and an included gazebo. The corner lot provides an impressive sense of space and privacy that is hard to find. The detached 22x28 garage is truly the star of the property, heated with 220/240v plug and currently set up with a golf simulator (simulator negotiable), giving you a sense of just how much this space can accommodate. Whether you envision it as a workshop, gym, entertainment space, or simply the ultimate garage, the

possibilities are nearly endless. Additional highlights include central air conditioning, updated shingles and fencing in 2024 and a new Hot Water Tank in 2025 offering peace of mind for years to come. 125 Grant Bay delivers on space, parking, and lifestyle in a package that is tough to beat. Schedule your private showing today.