



GRASSROOTS
REALTY GROUP

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**301 Grenfell Crescent
Fort McMurray, Alberta**

MLS # A2182757



\$99,900

| | | | |
|------------------|--------------------------------|---------------|-------------------|
| Division: | Gregoire Park | | |
| Type: | Residential/Manufactured House | | |
| Style: | Mobile Home | | |
| Size: | 1,199 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Other | | |

| | | | |
|--------------------|-------------------|-------------------|--------|
| Heating: | Standard | Water: | - |
| Floors: | Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 290 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RMH-2 |
| Foundation: | None | Utilities: | - |
| Features: | Built-in Features | | |

| | |
|--------------------|-----|
| Inclusions: | N/A |
|--------------------|-----|

Attention Home Buyers! This affordable gem in the highly sought-after Gregoire Park won't last long! Nestled in a prime location, this mobile home offers 3 bedrooms, 2 bathrooms, and all the space you need. Conveniently located just steps away from a variety of local amenities, including restaurants and shops, you'll love the easy access to everything. Inside, you'll find well-sized bedrooms, a versatile den, a bonus room perfect for a home office or play area, and a large foyer. Outside, enjoy a private backyard complete with a storage shed, providing plenty of room for your outdoor needs. Don't miss your chance to own this incredible value! Ready for a quick sale, book your showing today!