



THE
A-TEAM

**RE/MAX
FIRST**

216 GRENFELL Crescent, Fort McMurray T9H 2M6

MLS® #: **A2092872**

Area: **Gregoire**

Listing Date: **11/10/23**

List Price: **\$85,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$19k, 23-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1970

Lot Information

Lot Sz Ar:

4,539 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,144

Low Sqft:

Ttl Sqft:

1,144

DOM

191

Layout

Beds:

3 (3)

Baths:

1.0 (1 0)

Style:

Mobile

Parking

Ttl Park:

4

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard

Parking Pad,RV Access/Parking,Single Garage Detached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air

Sewer:

Ext Feat:

Barbecue

Construction:

Vinyl Siding,Wood Frame

Flooring:

Laminate,Vinyl

Water Source:

Fnd/Bsmt:

Pillar/Post/Pier

Kitchen Appl:

Other,See Remarks

Int Feat:

Jetted Tub,Laminate Counters

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`10" x 9`6"	Bedroom	Main	8`8" x 10`7"
Dining Room	Main	10`6" x 10`6"	Bedroom - Primary	Main	11`8" x 16`1"
Kitchen	Main	8`11" x 13`5"	Laundry	Main	7`9" x 11`0"
Living Room	Main	10`6" x 15`8"	Bedroom	Main	12`1" x 9`5"

Legal/Tax/Financial

Condo Fee:		Title:	Zoning:
\$290		Fee Simple	RMH-2
		Fee Freq:	
		Monthly	
Legal Desc:	9924071		

Remarks

Pub Rmks:	<p>Welcome to 216 Grenfell Crescent - Your Dream Home Awaits! Discover the Epitome of modern living in this meticulous 3-bedroom mobile home nestled on its expansive 4,542 sq foot lot. Boasting a rejuvenated ambiance, this residence exudes timeless charm. Step through the Grand entrance, adorned with a spacious front veranda, and into the thoughtfully designed interior. The welcoming mudroom offers ample storage, setting the tone for an organized and stylish home. The master bedroom beckons with a generous walk-in closet, complemented by a luxurious bath featuring a corner jetted tub. Two additional bedrooms provide flexibility and comfort for a growing family or guests. The heart of the home unfolds in the open-concept living and kitchen area, where a set of elegant French doors seamlessly connect the spaces. Imagine entertaining in the well-appointed kitchen, surrounded by a design that encourages socializing and culinary delights. Adjacent is the dining area, creating a harmonious flow for both everyday living and special occasions. Step outside into your private oasis, where a 12x20 shop with overhead storage awaits your projects and passions. The 4542 sqft lot offers abundant space for all your storage needs, while a sprawling brick patio sets the stage for outdoor gatherings and relaxation. Take advantage of this exceptional opportunity - call today to schedule your private showing! Don't miss the chance to make this gem your own.</p>
Inclusions:	As is where is
Property Listed By:	RE/MAX FORT MCMURRAY

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





