



THE
A-TEAM

**RE/MAX
FIRST**

116 GRANDVIEW Crescent, Fort McMurray T9H 4X6

MLS® #: **A2097335**

Area: **Gregoire**

Listing Date: **12/10/23**

List Price: **\$299,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 03-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2020**

Lot Information

Lot Sz Ar: **4,876 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,503**
Low Sqft:
Ttl Sqft: **1,503**

DOM

147

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Double Wide Mobile Home**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard
Assigned, Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Vinyl**
Water Source:
Fnd/Bsmt: **Other**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator**
Int Feat: **Ceiling Fan(s), Double Vanity, Kitchen Island**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`8" x 9`8"
Bedroom - Primary	Main	17`0" x 13`3"
Bedroom	Main	11`3" x 9`2"
4pc Bathroom	Main	8`5" x 5`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	18`8" x 12`9"
Bedroom	Main	11`3" x 9`2"
4pc Ensuite bath	Main	11`9" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-2

Legal Desc: **9924071**

Remarks

Pub Rmks: **REDUCED 40K Welcome to Gregoire Park! Introducing this BRAND NEW MODULAR with over 1500 sq ft of living space. You will not be disappointed with the space this home has to offer. Large kitchen boasting chocolate brown cabinets, tiled back splash, corner panty, island and stainless appliances. Living room and dining have nice big windows making this space open and bright. Customs window covers are a plus and finish off the stylish decor of this home. Updated tones throughout with vinyl flooring and carpet in the master bedroom. Walk in closet and double sinks in the large en-suite. Plenty of storage in laundry room with a second access to the outside. 2 more bedrooms and full bath can be found at the opposite end giving plenty of privacy for the master suite. Enjoy summer on the 20'x8' deck with plenty of room in the yard for a trampoline for the kids. This home has never been lived and ready to go. Close to bus stops, restaurants, grocery store and schools. A quick drive to hwy 63 making for a quick getaway to the city down south. Call today and enjoy the comfort of new home.**

Inclusions: **N/A**
Property Listed By: **3% REALTY FORT MCMURRAY**

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





