



THE
A-TEAM

**RE/MAX
FIRST**

108 GREY OWL Place, Fort McMurray T9H 2P1

MLS® #: **A2122589**

Area: **Gregoire**

Listing Date: **04/11/24**

List Price: **\$129,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1974

Lot Information

Lot Sz Ar:

4,602 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,500

Low Sqft:

Ttl Sqft:

1,500

DOM

38

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Double Wide Mobile Home

Parking

Ttl Park:

3

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Cul-De-Sac,Low Maintenance Landscape

Parking Pad,RV Access/Parking,Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

None

Int Feat:

Crown Molding

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	8`3" x 7`1"
Bedroom	Main	10`3" x 12`8"
Bedroom	Main	7`9" x 11`9"
Kitchen	Main	8`0" x 15`9"
Living Room	Main	21`7" x 16`0"

Room	Level	Dimensions
5pc Bathroom	Main	10`2" x 9`3"
Bedroom	Main	13`2" x 10`3"
Dining Room	Main	13`7" x 15`9"
Laundry	Main	8`2" x 12`2"
Walk-In Closet	Main	7`7" x 6`6"

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$290		Fee Simple		RMH-2
		Fee Freq:		
		Monthly		
Legal Desc:	9924071			
		Remarks		
Pub Rmks:	<p>Welcome to 108 Grey Owl Place; Nestled in a quiet cul-de-sac in Gregoire Park, this 3 bedroom and 2 bath mobile home offers not just a residence, but a canvas for your personal vision—a place where you can truly make it your own. As you step inside, you're greeted by an airy open-concept layout illuminated in natural light streaming through the large front window that overlooks the kitchen and dining area. The kitchen is complete with beautiful white cabinetry, and space for a large centre island complete with a gas stove and a stainless steel hood fan. A convenient three-piece bathroom with glass shower is found just off the living space. Down the hall you will find the three bedrooms, all generous in size - including the primary room with a walk-in closet. A five-piece shared bathroom awaits with his and her sinks along with space for a large jetted bathtub. Crown mouldings can be found throughout the home. Access the outside through the laundry room and discover the convenience of RV parking and a sizeable 16X20 garage. This versatile space comes equipped with its own well-appointed bathroom, making it ideal for accommodating guests, older children, or even serving as your own private retreat. This unique property presents an exceptional opportunity at an affordable price point to make it yours. Schedule your tour today and start envisioning the endless possibilities that await you at 108 Grey Owl Place!</p>			
Inclusions:	N/A			
Property Listed By:	The Agency North Central Alberta			

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







