



THE
A-TEAM

**RE/MAX
FIRST**

252 GRENOBLE Crescent, Fort McMurray T9H 3X8

MLS® #: **A2127385**

Area: **Gregoire**

Listing Date: **04/28/24**

List Price: **\$45,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1977**

Finished Floor Area
Abv Sqft: **1,355**

Lot Information

Lot Sz Ar: **5,456 sqft**
Lot Shape:

Low Sqft:
Ttl Sqft: **1,355**

DOM

21
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Mobile**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Interior Lot, Landscaped**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Linoleum, Tile**
Water Source:
Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **None**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`6" x 9`10"
Bedroom	Main	13`1" x 10`9"
Den	Main	9`2" x 10`5"
Kitchen	Main	13`2" x 15`4"
Living Room	Main	13`1" x 15`2"

Room	Level	Dimensions
Bedroom	Main	9`2" x 12`9"
Bedroom	Main	10`1" x 11`4"
Foyer	Main	9`2" x 8`5"
Laundry	Main	9`2" x 9`6"

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-2

Legal Desc: **9924071**

Remarks

Pub Rmks: **Opportunity Knocks - 5456 square foot lot with a 1977 mobile home and large rear shed being sold for the value of the land only. The mobile home requires a lot of TLC; however, the potential is there. The seller is willing to demo the structures should the buyer not want them. Large parking pad out front. Steps from public transportation, trees/trails, a close to Greely Road Public School and Mackenzie Industrial Park.**

Inclusions:
Property Listed By: **As-Is Where-Is
EXP REALTY**

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



