



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

Lot Information

Lot Sz Ar:

5,456 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,355

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:

Park Feat:

Interior Lot, Landscaped

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

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|----------------------|----------------|--------------|----------------------|
| 4pc Bathroom | Main | 7`6" x 9`10" | Bedroom | Main | 9`2" x 12`9" |
| Bedroom | Main | 13`1" x 10`9" | Bedroom | Main | 10`1" x 11`4" |
| Den | Main | 9`2" x 10`5" | Foyer | Main | 9`2" x 8`5" |
| Kitchen | Main | 13`2" x 15`4" | Laundry | Main | 9`2" x 9`6" |
| Living Room | Main | 13`1" x 15`2" | | | |

| | | |
|------------------------------------|--|------------------|
| 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



