



THE
A-TEAM

**RE/MAX
FIRST**

100 GRANDVIEW Crescent, Fort McMurray T9H4X6

MLS®#: **A2142735**

Area: **Gregoire**

Listing Date: **06/19/24**

List Price: **\$169,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1975**

Finished Floor Area
Abv Sqft: **1,379**
Low Sqft:
Ttl Sqft: **1,379**

Lot Information

Lot Sz Ar: **7,041 sqft**
Lot Shape:

DOM

89
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Mobile**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Cleared,Landscaped**
Park Feat: **Parking Pad,Paved**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden**

Construction: **Vinyl Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Main	14`0" x 13`5"
Bedroom	Main	136`6" x 10`3"	Bedroom	Main	10`5" x 13`5"
Living Room	Main	52`6" x 11`8"			

Legal/Tax/Financial

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

Remarks

Pub Rmks: **As you enter, you will be greeted by a large and welcoming foyer, setting the tone for the rest of the property. This space provides a warm and inviting atmosphere, making you feel right at home from the moment you step inside. This beautiful home boasts three spacious bedrooms, & a large bathroom, perfect for accommodating a growing family or hosting guests. The primary bedroom is a true oasis, featuring dual closets that provide ample storage space for all your belongings. The kitchen is a standout feature of this home, with modern updates including a newer design and a large island. This space is perfect for culinary enthusiasts, offering plenty of room for meal preparation and entertaining. The kitchen also boasts top-of-the-line appliances, ensuring that your cooking experiences are nothing short of exceptional. The living room is truly impressive, with its generous size and the added touch of an electric fireplace. This cozy and inviting space is perfect for relaxing with family and friends, creating lasting memories. Conveniently located laundry room offers front load appliances with cabinetry and top to fold your laundry. The outdoor area is equally remarkable. A covered deck offers a serene space to enjoy the outdoors, whether it's for morning coffee or evening gatherings. Additionally, there is a shed on the property that can be utilized as a workshop, providing ample space for all your DIY projects. The fenced yard ensures privacy and security, while the fire pit area creates the perfect ambiance for relaxing evenings spent under the stars. Extra parking is available, providing convenience for multiple vehicles or guests. Don't miss out on the opportunity to make this incredible property your own. Schedule a viewing today and experience the true essence of comfortable living.**

Inclusions: **Fridge, stove, dishwasher, microwave, washer, dryer, window coverings, shed**

Property Listed By: **RE/MAX FORT MCMURRAY**

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







