



THE
A-TEAM

**RE/MAX
FIRST**

256 GRENFELL Crescent, Fort McMurray T9H 2M9

MLS® #: **A2152056**

Area: **Gregoire**

Listing Date: **07/29/24**

List Price: **\$231,600**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$13k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2009**
Lot Information
Lot Sz Ar: **7,106 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,514**
Low Sqft:
Ttl Sqft: **1,514**

DOM

51
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Modular Home**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind**
Park Feat: **Double Garage Detached,Driveway,Parking Pad,RV Access/Parking,Side By Side**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Block**

Kitchen Appl: **See Remarks**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-------------|-----------------------|--------------------------|-------------|----------------------|
| 4pc Bathroom | Main | 9`0" x 5`0" | 4pc Ensuite bath | Main | 9`2" x 7`11" |
| Bedroom | Main | 9`2" x 10`8" | Bedroom | Main | 9`2" x 11`4" |
| Dining Room | Main | 9`6" x 12`7" | Family Room | Main | 9`2" x 15`2" |
| Kitchen | Main | 9`4" x 16`9" | Laundry | Main | 5`10" x 10`1" |
| Living Room | Main | 13`10" x 14`2" | Bedroom - Primary | Main | 13`8" x 15`4" |

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-2

Legal Desc: **9924071**

Remarks

Pub Rmks: **Welcome to 256 Grenfell Crescent. Located in a quiet corner of of Gregoire, this 3-bedroom, 2-bathroom modular home is nestled on an expansive, oversized lot. This property offers a fantastic opportunity for those looking to personalize and update their living space. The home features an open concept kitchen and living area, a second living room, 2 good sized bedrooms and a large primary bedroom with walk in closet and 4 piece ensuite on the opposite end of the home. The oversized double car garage, provides ample storage and workspace for your vehicles and projects. The exposed aggregate concrete driveway is an added bonus giving you parking for at least 4 vehicles. Additionally, there is a convenient storage shed in the yard, perfect for gardening tools or extra storage needs. Don't miss out on this unique opportunity to create your perfect home in a spacious and versatile setting. Contact us today for more information and to schedule a showing!**

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