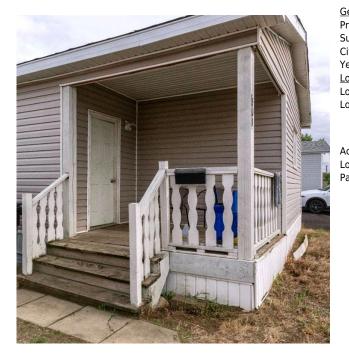


## 301 GRENFELL Crescent, Fort McMurray T9H 2M6

Status: Active County: Wood Buffalo Change: -\$15k, 05-Nov Association: Fort McMurray	MLS®#:	A2162858	Area:	Gregoire	Listing	09/03/24	List Price: <b>\$115,000</b>
	Status:	Active	County:	Wood Buffalo	Date: Change:	-\$15k, 05-Nov	Association: Fort McMurray



General Informatior				DOM	
Prop Type:	Residential			109	
Sub Type:	Detached			<u>Layout</u>	
City/Town:	Fort McMurray	Finished Floor Ar	<u>ea</u>	Beds:	3 (3 )
Year Built:	1981	Abv Sqft:	1,199	Baths:	2.0 (2 0)
Lot Information		Low Sqft:		Style:	Mobile
Lot Sz Ar:	4,289 sqft	Ttl Sqft:	1,199		
Lot Shape:				Darking	
				<u>Parking</u> Ttl Park:	2
					2
				Garage Sz:	
Access:					
Lot Feat:	Other				
Park Feat:	Parking Pad				

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Standard	Construction: <b>Vinyl Siding</b> Flooring:
Ext Feat:	Storage	Tile, Vinyl Water Source: Fnd/Bsmt: None
Kitchen Appl: Int Feat: Utilities:	Electric Stove,Refrigerator,Washer/Dryer Built-in Features	
		Room Information

<u>Room</u> Bedroom - Primary Bedroom Bonus Room Foyer 4pc Bathroom	<u>Level</u> Main Main Main Main Main	<u>Dimensions</u> 13`0" x 11`7" 7`0" x 13`0" 4`11" x 11`11" 6`11" x 14`6" 6`5" x 7`7"	Room Living Room Bedroom Den Kitchen With Eating Area 3pc Bathroom Legal/Tax/Financial	<u>Level</u> Main Main Main Main	Dimensions 13`0" x 15`7" 9`6" x 6`5" 6`4" x 13`5" 13`0" x 13`0" 9`5" x 6`4"		
Condo Fee: <b>\$290</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: <b>RMH-2</b>			
Legal Desc:	9924071		Remarks				
Pub Rmks: Inclusions: Property Listed By:	Attention Home Buyers! This affordable gem in the highly sought-after Gregoire Park won't last long! Nestled in a prime location, this mobile home offers 3 bedrooms, 2 bathrooms, and all the space you need. Conveniently located just steps away from variety of local amenities, including restaurants and shops, you'll love the easy access to everything. Inside, you'll find well-sized bedrooms, a versatile den, a bonus room perfect for a home office or play area, and a large foyer. Outside, enjoy a private backyard complete with a storage shed, providing plenty of room for your outdoor needs. Don't miss your chance to own this incredible value in a desirable neighbourhood! Ready for a quick sale, book your showing today! N/A PEOPLE 1st REALTY						

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

















