



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**301 GRENFELL Crescent, Fort McMurray T9H 2M6**

MLS®#: **A2162858**

Area: **Gregoire**

Listing Date: **09/03/24**

List Price: **\$115,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1981**  
Lot Information  
Lot Sz Ar: **4,289 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,199**  
Low Sqft:  
Ttl Sqft: **1,199**

DOM

**109**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Mobile**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat: **Other**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Standard**  
Sewer:  
Ext Feat: **Storage**

Construction: **Vinyl Siding**  
Flooring: **Tile, Vinyl**  
Water Source:  
Fnd/Bsmt: **None**

Kitchen Appl: **Electric Stove, Refrigerator, Washer/Dryer**  
Int Feat: **Built-in Features**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	13`0" x 11`7"
Bedroom	Main	7`0" x 13`0"
Bonus Room	Main	4`11" x 11`11"
Foyer	Main	6`11" x 14`6"
4pc Bathroom	Main	6`5" x 7`7"

Room	Level	Dimensions
Living Room	Main	13`0" x 15`7"
Bedroom	Main	9`6" x 6`5"
Den	Main	6`4" x 13`5"
Kitchen With Eating Area	Main	13`0" x 13`0"
3pc Bathroom	Main	9`5" x 6`4"

Legal/Tax/Financial

Condo Fee:  
\$290

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RMH-2**

Legal Desc: **9924071**

Remarks

Pub Rmks: **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!**

Inclusions: **N/A**  
Property Listed By: **PEOPLE 1st REALTY**

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





