



THE
A-TEAM

**RE/MAX
FIRST**

321 GREY Crescent, Fort McMurray T9H2N7

MLS® #: **A2164783**

Area: **Gregoire**

Listing Date: **09/10/24**

List Price: **\$229,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2013**
Lot Information
Lot Sz Ar: **4,553 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,516**
Low Sqft:
Ttl Sqft: **1,516**

DOM

9
Layout
Beds: **4 (4)**
Baths: **2.0 (2 0)**
Style: **Double Wide Mobile Home**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Interior Lot**
Park Feat: **Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Storage**

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Piling(s)**
Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`5"
Bedroom	Main	10`3" x 11`10"
Bedroom	Main	10`1" x 13`5"
Kitchen	Main	10`10" x 19`11"
Living Room	Main	18`9" x 13`5"

Room	Level	Dimensions
5pc Ensuite bath	Main	7`4" x 9`4"
Bedroom	Main	9`3" x 10`1"
Dining Room	Main	7`11" x 10`11"
Laundry	Main	7`7" x 8`8"
Bedroom - Primary	Main	11`2" x 15`6"

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-2

Legal Desc: **9924071**

Remarks

Pub Rmks: **Welcome to 321 Grey Crescent; Nestled on a quiet, family-friendly street, this home offers the perfect balance of tranquility and convenience! Outdoor enthusiasts will appreciate the direct access to nearby trails, making it easy to enjoy nature and stay active. With schools, parks and green spaces close by, this is an ideal setting for families looking for a peaceful neighbourhood to call home. As you step inside, the spacious and inviting foyer welcomes you with warm finishes throughout. The heart of this home is an open-concept design that effortlessly connects the expansive living room to the stylish modern kitchen. The kitchen features rich espresso cabinetry, tile backsplash, a large corner pantry, stainless steel appliances and an oversized island offering ample counter space for meal preparation and storage. The adjacent dining area is bathed in natural light from large windows, creating the perfect gathering space. The primary bedroom offers a serene retreat with a walk-in closet and a 4-piece ensuite complete with a dual sink vanity and jetted soaking tub. At the opposite end of the home, three additional well-appointed bedrooms provide privacy and extra space for family or guests, along with a second 4-piece bathroom. Perfectly tucked away is a separate laundry room with bonus storage space that leads to the spacious deck, essential for enjoying sunny days outdoors. The fully fenced yard ensures privacy, and it backs directly onto a park with play structures— ideal for families with children. For added peace of mind, the furnace has been recently replaced. Condo fees cover water, sewer, snow and garbage removal. Don't miss the chance to see this beautifully maintained home—schedule your private tour today!**

Inclusions: **SS FRIDGE, SS STOVE, SS MICROWAVE HOOD FAN, SS DISHWASHER, WASHER, DRYER, WINDOW COVERINGS**

Property Listed By: **The Agency North Central Alberta**

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









