



THE
A-TEAM

**RE/MAX
FIRST**

392 GRENFELL Crescent, Fort McMurray T9H2M9

MLS®#: **A2166713**

Area: **Gregoire**

Listing Date: **09/17/24**

List Price: **\$145,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Fort McMurray**
City/Town: **Fort McMurray**
Year Built: **1974**
Lot Information
Lot Sz Ar: **1 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,070**
Low Sqft:
Ttl Sqft: **1,070**

DOM

31
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Mobile**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Lawn**
Park Feat: **Off Street**

Utilities and Features

Roof: **Metal**
Heating: **Forced Air**
Sewer:
Ext Feat: **Dog Run**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	14`0" x 65`0"
3pc Bathroom	Main	1`0" x 1`0"

Room	Level	Dimensions
Bedroom - Primary	Main	20`0" x 8`0"
Bedroom	Main	1`0" x 1`0"

Legal/Tax/Financial

Condo Fee:
\$290

Title: **Fee Simple**
Fee Freq:

Zoning: **RMH-2**

Monthly

Legal Desc: 9924071

Remarks

Pub Rmks: **Beautifully Renovated 2-Bedroom, 2- ensuite Bath Mobile Home - Move-In Ready! This renovated mobile home offers the perfect blend of comfort and functionality. Featuring two bedrooms, each with its own private en suite bathroom, the layout is designed for convenience and privacy. The open kitchen and living area create a welcoming space for daily living and entertaining, with all-new finishes and fixtures. Additional highlights include: • Spacious yard perfect for outdoor activities, gardening, or relaxation. • Move-in ready with modern updates throughout, including flooring, and paint. Whether you're looking for a cozy home or a low-maintenance property, this renovated mobile home is ready to welcome you!**

Inclusions: **BEDROOM FURNITURE, DINING TABLE**
Property Listed By: **RE/MAX FORT MCMURRAY**

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





