



THE
A-TEAM

**RE/MAX
FIRST**

301 GRENFELL Crescent, Fort McMurray T9H 2M6

MLS® #: **A2182757**

Area: **Gregoire**

Listing Date: **12/30/24**

List Price: **\$99,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 24-May**

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

193

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Mobile Home

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Other

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	Room	Level	Dimensions
Bedroom - Primary	Main	13`0" x 11`7"	Living Room	Main	13`0" x 15`7"
Bedroom	Main	7`0" x 13`0"	Bedroom	Main	9`6" x 6`5"
Bonus Room	Main	4`11" x 11`11"	Den	Main	6`4" x 13`5"
Foyer	Main	6`11" x 14`6"	Kitchen With Eating Area	Main	13`0" x 13`0"
4pc Bathroom	Main	6`5" x 7`7"	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 a 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! Ready for a quick sale, book your showing today!**

Inclusions:
Property Listed By: **N/A**
People 1st Realty

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







