



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2182757**

Area: **Gregoire**

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

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

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

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

DOM

**7**  
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
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 11`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>7`0" x 13`0"</b>
<b>Bonus Room</b>	<b>Main</b>	<b>4`11" x 11`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`11" x 14`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`5" x 7`7"</b>

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

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

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











