



THE
A-TEAM

**RE/MAX
FIRST**

106 GRANT Way, Fort McMurray T9H 5J2

MLS®#: **A2183860**

Area: **Gregoire**

Listing Date: **12/18/24**

List Price: **\$259,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2000**
Lot Information
Lot Sz Ar: **4,680 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,216**
Low Sqft:
Ttl Sqft: **1,216**

DOM

3
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Modular Home**

Parking

Ttl Park: **3**
Garage Sz: **0**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,Greenbelt,No Neighbours Behind**
Park Feat: **Driveway,Parking Pad,RV Access/Parking,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Jetted Tub,Kitchen Island,Laminate Counters,Open Floorplan,Skylight(s),Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`1" x 8`0"	4pc Ensuite bath	Main	9`1" x 5`0"
Bedroom	Main	9`4" x 8`0"	Bedroom	Main	9`3" x 10`11"
Kitchen	Main	14`10" x 14`8"	Laundry	Main	6`9" x 7`11"
Living Room	Main	14`10" x 14`4"	Bedroom - Primary	Main	14`10" x 15`6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$290

Fee Simple

RMH-2

Fee Freq:

Monthly

Legal Desc: 0021721

Remarks

Pub Rmks: **Welcome to 106 Grant Way, a beautifully updated and move-in-ready home that's perfect for families, pet owners or simply those seeking an active outdoor lifestyle. Backing directly onto a school field and steps away from outdoor trails, this property combines the convenience of many amenities with the serenity of nature. With numerous updates, including shingles (2018), central A/C and fresh paint (2024), this home offers turnkey living for its new owners. The outdoor space is impressive. A large sun-drenched deck provides the perfect spot to relax or entertain, while the low-maintenance yard, recently updated with soft pea stone, is ideal for pets or storing your recreational toys and is easy to care for. The oversized, heated, and insulated shed with gas hookups and an overhead door offers endless possibilities for storage, a workshop, or a hobby space. Step into a bright and welcoming open-concept living space filled with natural light streaming through updated triple-pane windows, including a remote-controlled blind in the living room. The no-carpet design is perfect for easy maintenance and ideal for kids and pets. The kitchen is both functional and charming, featuring red oak cabinets, a brand-new dishwasher (2024), and other updated appliances within the last six years. The large island provides plenty of room for meal prep, and the walk-in pantry ensures abundant storage for all your needs. Adjacent to the kitchen, the spacious dining area is perfect for family meals or entertaining, with a skylight adding even more natural light to the space. This home offers three generously sized bedrooms. The primary suite, located at the back of the home, boasts a walk-in closet and a four-piece ensuite with a relaxing jetted tub. Two additional bedrooms are situated at the opposite end of the home, along with a second four-piece bathroom, creating a functional and family-friendly layout. With no rear neighbours, a spacious yard, and proximity to the school and nearby trails, this home suits a variety of lifestyles—whether you're raising a family, caring for pets, or enjoying outdoor adventures. Combine that with thoughtful updates like new heat trace and central A/C, and there's nothing left to do but move in and enjoy. Schedule your private tour today to see why 106 Grant Way is the perfect place to call home.**

Inclusions: **Shed, Heater, mini fridge.**
Property Listed By: **The Agency North Central Alberta**

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









