



THE
A-TEAM

**RE/MAX
FIRST**

164 GRANDVIEW Crescent, Fort McMurray T9H 4H8

MLS® #: **A2190656**

Area: **Gregoire**

Listing Date: **01/30/25**

List Price: **\$229,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$6k, 09-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2007

Lot Information

Finished Floor Area

Abv Sqft:

1,203

Low Sqft:

Lot Sz Ar:

4,723 sqft

Ttl Sqft:

1,203

Lot Shape:

DOM

79

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Modular Home

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space

Off Street,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Storage**

Construction: **Vinyl Siding**
Flooring: **Laminate,Linoleum**
Water Source: **Public**
Fnd/Bsm: **Block**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Open Floorplan,Pantry,Storage**
Utilities: **Electricity Connected,Natural Gas Connected,Garbage Collection**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`2" x 5`0"
Bedroom	Main	12`5" x 8`3"
Dining Room	Main	7`8" x 11`7"
Kitchen	Main	7`0" x 20`1"
Living Room	Main	14`9" x 15`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	9`1" x 4`11"
Bedroom	Main	8`2" x 8`0"
Foyer	Main	6`2" x 13`7"
Laundry	Main	7`5" x 8`0"
Bedroom - Primary	Main	14`9" x 15`3"

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$290		Fee Simple		RMH-2
		Fee Freq:		
		Monthly		
Legal Desc:	9924071			
		Remarks		
Pub Rmks:	Welcome Home! NEW flooring & baseboards throughout (Feb 2025), FRESHLY painted throughout (Feb 2025), New Toilets, Hot water tank replaced in September 2022, Belly bag, heat trace and insulation replaced December 2024. 164 Grandview Crescent offers the perfect combination of comfort and convenience. Nestled on a lot that backs onto a green space, this property provides direct access to trails and a beautiful treeline—ideal for quickly getting your ATV onto the trails! Inside, you'll find 3 spacious bedrooms and 2 full bathrooms. The open living area flows seamlessly into the kitchen and dining space, making it ideal for entertaining or relaxing with loved ones. Outside, enjoy the added perks of a storage shed for all your tools and toys. You have ample parking for vehicles, including room for an RV or trailer. Located in the desirable community of Gregoire Park, you'll have convenient access to local amenities while enjoying the tranquility of nature right from your backyard. Condo fees are only \$290. Don't miss this fantastic opportunity—schedule your showing today!			
Inclusions:	N/A			
Property Listed By:	EXP REALTY			

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





