



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**252 GRANDVIEW Crescent, Fort McMurray T9H 4X8**

MLS®#: **A2197762**

Area: **Gregoire**

Listing Date: **03/07/25**

List Price: **\$234,500**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1999**  
Lot Information  
Lot Sz Ar: **3,902 sqft**  
Lot Shape:

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

DOM

**25**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Mobile Home-Single Wide**

Parking

Ttl Park: **3**  
Garage Sz:

Access:

Lot Feat: **Back Lane, No Neighbours Behind**  
Park Feat: **Off Street, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit, Private Yard, Storage**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Ceramic Tile, Laminate, Linoleum**  
Water Source:  
Fnd/Bsmt: **Block**

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Crown Molding, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`10" x 14`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`9" x 14`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 11`5"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`5" x 5`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`4" x 8`4"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>14`10" x 6`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`1" x 12`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 8`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 8`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`5" x 11`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$290**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RMH-2**

Legal Desc: **9924071**

Remarks

Pub Rmks: **252 Grandview Crescent in Gregoire has everything you need! This 3 bedroom and 2 full bathroom home comes with recent (2023) updates including flooring, some appliances, and modern paint! It is bright and open, highlighted by a kitchen that has an island, with clear sight lines to the dining and living room. The primary bedroom is quite large, and has its own WIC as well as a fully appointed 4 piece bath. On the other end of this mobile home, two more bedrooms share a 4 piece bathroom. The oversized deck spans both entrances of the home, and steps down to the backyard, where you'll find a fire pit and a shed that's wired and insulated. There is also ample parking, with room for 4 vehicles. No neighbours directly behind you, as there is access to your fully fenced yard from the alleyway. Call your favourite realtor for a personal tour of this lovely home 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**



