



THE
A-TEAM

**RE/MAX
FIRST**

245 GRANDVIEW Crescent, Fort McMurray T9H 4X9

MLS® #: **A2221135**

Area: **Gregoire**

Listing Date: **05/14/25**

List Price: **\$74,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1977

Lot Information

Lot Sz Ar:

4,249 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,492

Low Sqft:

Ttl Sqft:

1,492

DOM

17

Layout

Beds:

3 (3)

Baths:

1.0 (1 0)

Style:

**Mobile Home-Double
Wide**

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Standard Shaped Lot
Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Storage**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmnt:

Block

Kitchen Appl:

See Remarks

Int Feat:

Vaulted Ceiling(s)

Utilities:

Room Information

Room

Bedroom - Primary

Bedroom

Level

Main

Main

Dimensions

10`0" x 23`0"

10`0" x 10`0"

Room

Bedroom

4pc Bathroom

Level

Main

Main

Dimensions

10`0" x 10`0"

4`0" x 8`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$290

Fee Simple

RMH-2

Fee Freq:

Monthly

Legal Desc:

9924071

Remarks

Pub Rmks:

Welcome to 245 Grandview Crescent - Affordable Charm in Gregoire Park. Discover incredible value with this cozy double-wide mobile home for a steal of a price. Nestled in the heart of Gregoire Park, this property exudes a charming cottage feel while delivering plenty of space and functionality. Step inside to be greeted by expansive vaulted ceilings, a warm and inviting wood-burning fireplace, and gleaming laminate floors. This home features 3 generously sized bedrooms and a full bathroom, making it ideal for families, first-time buyers, or those looking for an affordable investment opportunity. Outside, enjoy the convenience of side access, a spacious yard, and a large shed for all your storage needs. Whether you're looking for a project or downsizing, this property offers endless potential at an unbeatable price point. Don't miss out and call today to book your personal viewing.

Inclusions:

As is, where is.

Property Listed By:

ROYAL LEPAGE BENCHMARK

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



