



THE
A-TEAM

**RE/MAX
FIRST**

216 GRENFELL Crescent, Fort McMurray T9H 2M6

MLS® #: **A2231146**

Area: **Gregoire**

Listing Date: **06/13/25**

List Price: **\$175,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1970

Lot Information

Lot Sz Ar:

4,539 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,144

Low Sqft:

Ttl Sqft:

1,144

DOM

21

Layout

Beds:

3 (3)

Baths:

1.0 (1 0)

Style:

**Mobile Home-Single
Wide**

Parking

Ttl Park:

4

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard

Parking Pad,RV Access/Parking,Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Barbecue**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Laminate,Vinyl

Water Source:

Fnd/Bsmt:

Pillar/Post/Pier

Kitchen Appl:

Other,See Remarks

Int Feat:

Jetted Tub,Laminate Counters

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee:		Title:		Zoning:	
\$290		Fee Simple		RMH-2	
		Fee Freq:			
		Monthly			
Legal Desc:	9924071				

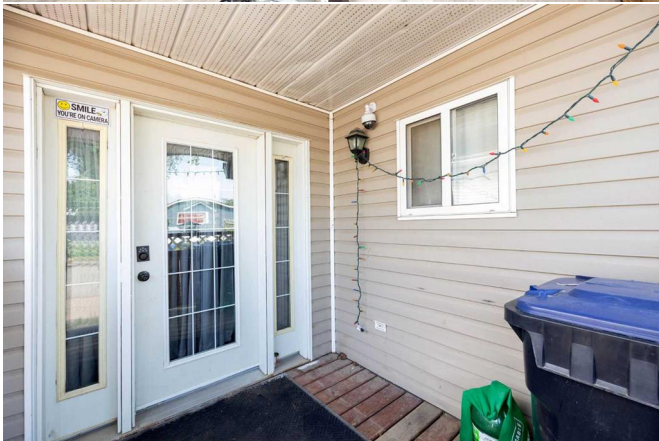
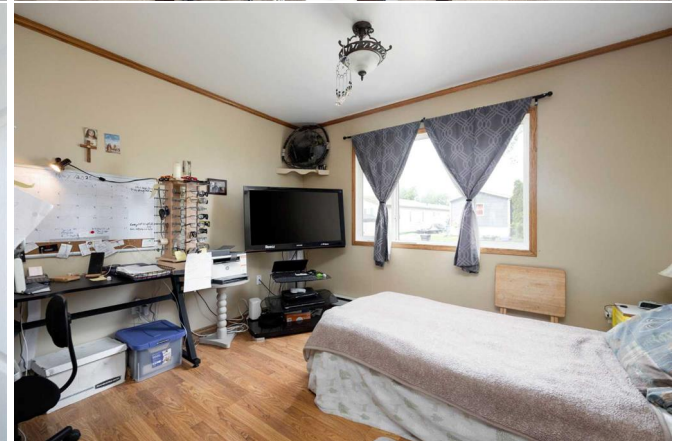
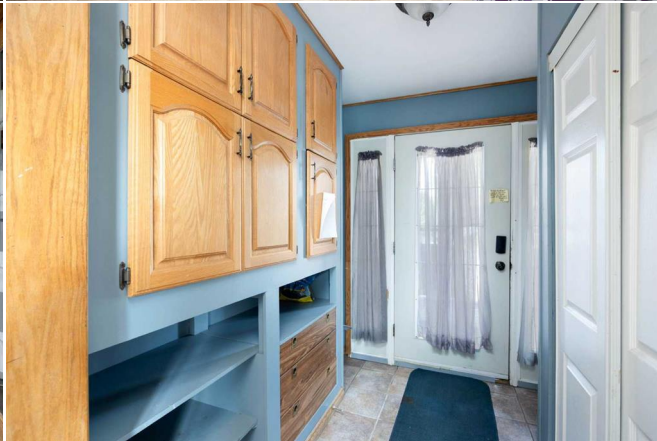
Remarks

Pub Rmks: **Welcome to 216 Grenfell Crescent - Where Comfort Meets Style! Step into modern living at its finest in this beautifully updated 3-bedroom mobile home, perfectly situated on a generous 4,542 sq. ft. lot. Offering the perfect blend of comfort, space, and functionality, this home has been meticulously cared for and radiates timeless charm with a fresh, rejuvenated ambiance. Be greeted by a grand front veranda, setting the stage for warm welcomes and morning coffees. Inside, a spacious mudroom provides excellent storage and organization—an ideal entry point for busy households. The primary bedroom is your private retreat, featuring a large walk-in closet and a spa-like ensuite with a corner jetted tub for ultimate relaxation. Two additional bedrooms offer flexibility for a growing family, home office, or guest accommodations. The heart of the home shines in the open-concept kitchen and living area, seamlessly connected by elegant French doors. The bright, functional kitchen is perfect for culinary adventures and entertaining, while the adjacent dining space completes the welcoming flow for both everyday meals and festive gatherings. Step outside and enjoy your private outdoor oasis, complete with a 12x20 wired and insulated shop with overhead storage—ideal for hobbies, projects, or extra storage. The brick patio offers a beautiful space for BBQs, outdoor dining, or simply soaking up the sun. With plenty of yard space, this home offers the feel of a single-family property in an affordable package. Don't miss out on this exceptional opportunity—call today to schedule your private showing and make this hidden gem your own!**

Inclusions: **Fridge, Stove, Microwave, Washer, Dryer**
Property Listed By: **RE/MAX Connect**

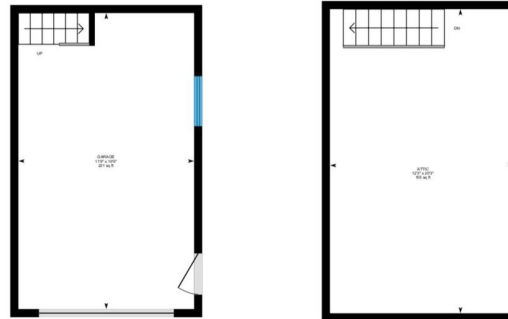
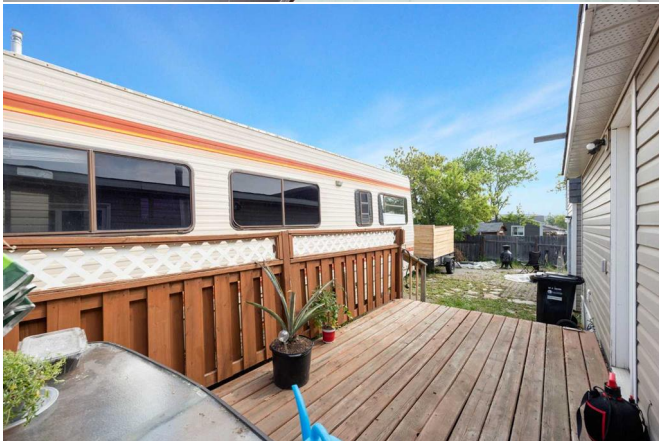
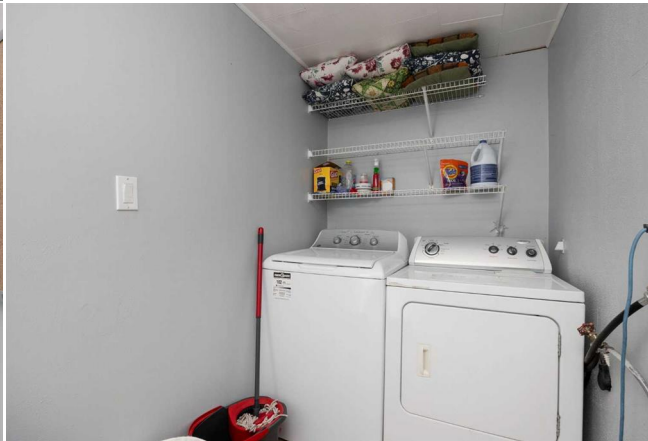
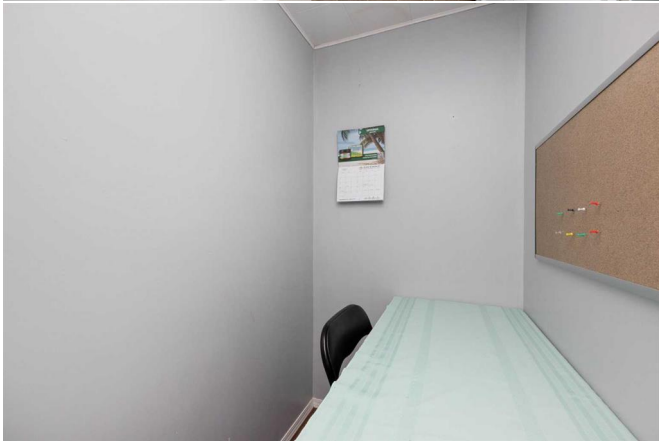
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800







0 5 10
PREPARED: 2023/11/09
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.
iGUIDE



0 2 4
Detached Garage
Detached Garage Second Floor
PREPARED: 2023/11/09
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iGUIDE



