



THE
A-TEAM

**RE/MAX
FIRST**

293 GRENFELL Crescent, Fort McMurray T9H 2M8

MLS® #: **A2234627**

Area: **Gregoire**

Listing Date: **07/01/25**

List Price: **\$349,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1999

Lot Information

Finished Floor Area

Abv Sqft:

1,207

Low Sqft:

Ttl Sqft:

1,207

Lot Sz Ar:

4,587 sqft

Lot Shape:

DOM

1

Layout

Beds:

6 (3 3)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Landscaped,Standard Shaped Lot,Street Lighting
Driveway,RV Access/Parking,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Soaking Tub,Vinyl Windows**
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: \$290		Title: Fee Simple Fee Freq: Monthly		Zoning: RMH-2	
Legal Desc:	9924071				

Remarks

Pub Rmks:	<p>Welcome to 293 Grenfell Crescent, fully finished basement on concrete foundation with close to 2,300 Sq. Ft. of Versatile Living! Step into this custom, unique manufactured home on a solid foundation with a rare full, finished basement, offering 2298 sq. ft. of total living space, perfect for large families, multi-generational living, or income potential with rental flexibility. From the moment you arrive, you'll love the charming appeal and comfort. Inside, a front entryway welcomes you into the bright, airy living room, open concept kitchen, and eat-in dining area. Vaulted ceilings enhance the sense of space, while upgrades like newer laminate flooring and fresh paint, make the heart of this home shine. A built in desk/hutch and generous counter space create a true chef's kitchen. The main floor features three well-appointed bedrooms, one with walk in closet and two full bathrooms, including a spacious primary suite with a large double closet, luxurious soaker tub, and private deck access, your own serene retreat to savour the beauty of summer mornings. Main floor laundry complete this level. Head downstairs to find even more room to grow. The thoughtfully designed lower level offers three additional bedrooms with good-sized closets, a full bathroom, and a cozy corner fireplace completing the expansive rec room. This generous space provides endless possibilities, from family movie nights and game days to a hobby area, home gym, or playroom — whatever suits your lifestyle! This fully fenced yard features double gate access from the front, large storage shed with loft, space for all your toys and storage needs. There's plenty of room for RV parking or multiple vehicles, making this property as practical as it is spacious. Enjoy peace of mind with new shingles installed in 2023, and unlike many manufactured homes, this one is fully drywalled throughout — no board walls here, just the solid, comfortable feel of a traditional home. Gregoire Park is all about convenience and connection. Enjoy easy access to the Points West Trail system, Vista Ridge All Seasons Park, Clearwater Horse Club, Keyano College Industrial Campus, and the Oil Sands Discovery Centre — a must-see for locals and visitors alike. Nearby, you'll find the Rotary Links Golf Course and the local SPCA if you're looking to adopt a "fur-ever" friend. Gregoire offers plenty of restaurants, pubs, and everyday essentials like gas stations, grocery stores, hotels, and shops all within easy reach. Parks, green spaces, walking trails, and a community baseball diamond make this neighbourhood perfect for active families and outdoor lovers. This spacious home delivers great value and room to grow in a vibrant, accessible community. Don't miss out — book your private tour today!</p>
Inclusions: Property Listed By:	<p>Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All window coverings, Shed COLDWELL BANKER UNITED</p>

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







