

301 Grenfell Crescent  
 Fort McMurray, Alberta

MLS # A2253494



\$89,900

Division: Gregoire Park

Type: Residential/Manufactured House

Style: Mobile Home-Single Wide

Size: 1,292 sq.ft. Age: 1981 (45 yrs old)

Beds: 3 Baths: 2

Garage: Parking Pad

Lot Size: 0.10 Acre

Lot Feat: Other

Heating: Standard

Water: -

Floors: Tile, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 335

Basement: None

LLD: -

Exterior: Vinyl Siding

Zoning: RMH-2

Foundation: None

Utilities: -

Features: Built-in Features

Inclusions: Electric Stove, Refrigerator, Washer/Dryer

Most affordable Home for Sale in Gregoire Park, Fort McMurray Prime Location | Great Value | Investment Opportunity Welcome to this well-maintained modular home located in the highly sought-after Gregoire Park community of Fort McMurray. Whether you're a first-time homebuyer, investor, or a commuter looking for convenience, this property checks all the boxes! Property Highlights: 3 Bedrooms | 2 Bathrooms Open-concept layout with spacious living room and kitchen Primary bedroom includes an ensuite and walk-in closet Large lot with private driveway and storage shed Low-maintenance yard, ideal for busy professionals or renters. Location, Location, Location: Situated in Gregoire Park – a quiet, friendly, and established neighborhood Minutes to Highway 63 – perfect for commuters heading north or south Close to Fort McMurray International Airport – ideal for frequent travelers Short drive & walk to major amenities, including: Shopping centers Restaurants Schools Parks and trails Public transit stops A Smart Investment: This property offers affordable homeownership in one of Fort McMurray's most convenient locations. With low property taxes, low condo fees, and strong rental potential, it's an excellent opportunity for: Real estate investors Oil sands workers seeking staff housing Buyers looking to downsize or simplify Don't miss out! Homes in this area don't last long. Contact me today to schedule a private showing or learn more.