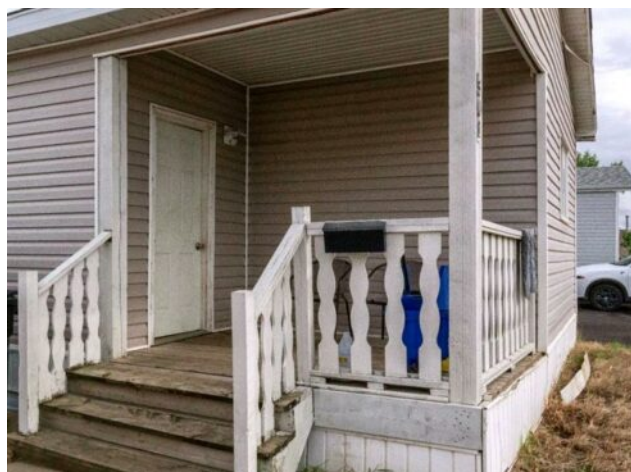


**301 Grenfell Crescent
Fort McMurray, Alberta**

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.