

**129 Grenfell Crescent  
Fort McMurray, Alberta**

**MLS # A2278615**

# \$149,900



<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	831 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH-2
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, washer, dryer, all window coverings, garage heater, hot tub

Welcome to 129 Grenfell Crescent — the perfect home for anyone with toys, trailers, or extra vehicles! This property offers exceptional parking with a double detached heated drive-through garage and a long multi-vehicle driveway, making storage and access effortless. The 23' x 19' detached garage, built in 2011, is heated and features a convenient drive-through rear door, allowing easy access to the backyard for additional vehicles, recreational toys, or equipment. Step outside and you'll be surprised by the private, fully fenced backyard, offering complete seclusion that feels worlds away from the city. Ideal for pets and entertaining, the yard also features an outdoor hot tub tucked into the corner beneath a gazebo on a concrete slab, providing year-round enjoyment and privacy. Inside, you're welcomed by a spacious entryway with mudroom, leading into the eat-in kitchen complete with a gas stove. The raised front living room is bright and inviting, with patio doors opening to a covered front veranda—a perfect spot to relax. Down the hallway, you'll find two comfortable bedrooms, convenient main-floor laundry, and a 4-piece main bathroom. Important updates over the years include the furnace (2004), plumbing replacement (2006), and exterior upgrades completed between 2007–2010. A rare combination of parking, privacy, and functionality—this home is a must-see! Appraisal on file. Economic remaining life is 25 years.