

164 Grandview Crescent  
Fort McMurray, Alberta

MLS # A2287559

**\$159,000**



<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<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>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** as is where is at the time of possession

Affordable Homeownership in Gregoire Park &ndash; Backing Onto Green Space Welcome to 164 Grandview Crescent, a well-maintained and budget-friendly 3-bedroom, 2-bathroom single-wide mobile home located in the established community of Gregoire Park. Recent updates provide added value and peace of mind, including: New flooring and baseboards throughout Fresh paint throughout New toilets Hot water tank replaced Belly bag, heat trace, and insulation replaced (December 2024) The functional layout features a bright, open-concept living area that flows seamlessly into the kitchen and dining space&mdash;perfect for everyday living or entertaining family and friends. The home includes three spacious bedrooms and two full bathrooms, offering flexibility for families, roommates, or a home office setup. Backing directly onto green space with access to trails and a beautiful treeline, this property combines affordability with outdoor lifestyle appeal. Enjoy quick access to trails right from your backyard. Additional highlights include a storage shed for extra storage as well as ample parking with room for multiple vehicles. With condo fees of just \$335.00 per month, this home presents exceptional value in a desirable neighbourhood, close to schools and amenities. Don&rsquo;t miss this opportunity to own an affordable, well maintained home in Gregoire Park&mdash;schedule your private showing today.