

**301 Grenfell Crescent  
Fort McMurray, Alberta**

**MLS # A2182757**



# \$99,900

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home		
<b>Size:</b>	1,199 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Standard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 290
<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>	Built-in Features		

**Inclusions:** N/A

Attention Home Buyers! This affordable gem in the highly sought-after Gregoire Park won't last long! Nestled in a prime location, this mobile home offers 3 bedrooms, 2 bathrooms, and all the space you need. Conveniently located just steps away from a variety of local amenities, including restaurants and shops, you'll love the easy access to everything. Inside, you'll find well-sized bedrooms, a versatile den, a bonus room perfect for a home office or play area, and a large foyer. Outside, enjoy a private backyard complete with a storage shed, providing plenty of room for your outdoor needs. Don't miss your chance to own this incredible value! Ready for a quick sale, book your showing today!