

245 Grandview Crescent
Fort McMurray, Alberta

MLS # A2221135



\$74,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,492 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: As is, where is.

Welcome to 245 Grandview Crescent – Affordable Charm in Gregoire Park. Discover incredible value with this cozy double-wide mobile home for a steal of a price. Nestled in the heart of Gregoire Park, this property exudes a charming cottage feel while delivering plenty of space and functionality. Step inside to be greeted by expansive vaulted ceilings, a warm and inviting wood-burning fireplace, and gleaming laminate floors. This home features 3 generously sized bedrooms and a full bathroom, making it ideal for families, first-time buyers, or those looking for an affordable investment opportunity. Outside, enjoy the convenience of side access, a spacious yard, and a large shed for all your storage needs. Whether you’re looking for a project or downsizing, this property offers endless potential at an unbeatable price point. Don’t miss out and call today to book your personal viewing.