

**215 Grant Way  
Fort McMurray, Alberta****MLS # A2252399****\$149,900****Division:** Gregoire Park**Type:** Residential/Manufactured House**Style:** Mobile Home-Double Wide**Size:** 1,204 sq.ft.      **Age:** 2000 (26 yrs old)**Beds:** 3      **Baths:** 2**Garage:** Driveway, RV Access/Parking**Lot Size:** 0.10 Acre**Lot Feat:** Back Yard, Backs on to Park/Green Space

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Breakfast Bar, Walk-In Closet(s)		

**Inclusions:** As is, where is.

Welcome to 215 Grant Way, a property offering incredible potential with features that make it stand out in Gregoire Park. This home sits on a 4,169 sq ft lot that you own, close to green space and with access to the scenic Gregoire trail system. The highlight of this property is the exterior space: RV parking through double gates, a driveway that accommodates multiple vehicles, as well as a covered back deck that provides a comfortable outdoor retreat. Inside, the home welcomes you with an open-concept layout filled with natural light, laminate flooring, and neutral tones throughout. The kitchen offers ample cupboard and counter space, opening into a spacious dining and living area designed for easy family living. The primary bedroom features a walk-in closet and a 4-piece ensuite with a soaker tub. The two additional bedrooms are both of generous size. A 4-piece main bathroom and a designated laundry room with storage complete this home. Conveniently located near schools, shopping, dining, and major roadways, including Highway 63, this home is a practical choice for those seeking value, space, and functionality in Fort McMurray. Don't miss out on this incredible homeownership opportunity! Call today to book your personal viewing.