

256 Grenfell Crescent
Fort McMurray, Alberta

MLS # A2152056



\$231,600

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,515 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Parking Pad, RV Access/Parking, Side E		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 256 Grenfell Crescent. Located in a quiet corner of Gregoire, this 3-bedroom, 2-bathroom modular home is nestled on an expansive, oversized lot. This property offers a fantastic opportunity for those looking to personalize and update their living space. The home features an open concept kitchen and living area, a second living room, 2 good sized bedrooms and a large primary bedroom with walk in closet and 4 piece ensuite on the opposite end of the home. The oversized double car garage, provides ample storage and workspace for your vehicles and projects. The exposed aggregate concrete driveway is an added bonus giving you parking for at least 4 vehicles. Additionally, there is a convenient storage shed in the yard, perfect for gardening tools or extra storage needs. Don't miss out on this unique opportunity to create your perfect home in a spacious and versatile setting. Contact us today for more information and to schedule a showing!