

368 Grey Crescent
Fort McMurray, Alberta

MLS # A2165085



\$139,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile		
Size:	1,110 sq.ft.	Age:	1974 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Lane, Lawn, Landscaped, Native Plants		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 290
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	Double Vanity, French Door, Laminate Counters		

Inclusions: Existing Fridge, Stove washer and dryer all existing furniture

Why Rent when you can own! Or this could be a perfect investor/ first time buyer property. This property has lots of potential for you to add your own personal touch and make this affordable house your family's home. There are 3 bedrooms and 1- 4 pc bathroom with his and her sinks. The good size eat in kitchen has garden doors leading to a private deck the perfect place to enjoy the evening stars or a BBQ with family and friends. The fully fenced yard is the perfect place for the kids and pets to roam. At the back of the lot is a 16 x 22 shed with ramp and over head door just drive your dirt bike in and you can change the oil right there. The seller is in the process of repairing the front deck so that should be as good as new in a few days. There is ample parking in the driveway for 2 or 3 vehicles depending on the size, cuz that matters. Located on the south side of the city and close to schools, parks, trails, bus route and only a few minutes form the downtown core.