

154 Grant Way
Fort McMurray, Alberta

MLS # A2165933



\$235,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile		
Size:	1,219 sq.ft.	Age:	2000 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, No Smoking Home, Open Floorplan		

Inclusions: N/A

This well-maintained 3-bedroom, 2-bathroom mobile home is located in the heart of Gregoire, offering convenience and comfort just minutes from downtown Fort McMurray and close to all amenities. The home features ample parking space for up to three large vehicles, and a 14x16 heated, insulated shed with loft storage, providing plenty of room for storage and projects. Situated on a lot that backs onto a sports field, this property offers privacy with no rear neighbors, ensuring a peaceful and quiet environment. The rear deck, which was rebuilt in 2021, provides a perfect outdoor space for relaxation or entertainment, and the second entrance adds convenience with direct access to the deck. This home has seen significant updates in recent years. In 2018, interlocking foam-insulated skirting was installed, providing added energy efficiency. The roof and skylight were replaced in 2020, ensuring durability and comfort. All appliances were updated in 2022, while new flooring, trim, and fresh paint were completed in 2024, giving the home a modern, refreshed look. Both bathrooms were remodeled in 2024, featuring new toilets, vanities, trim, and paint, making this home move-in ready. The hot water tank was also replaced in 2015. With a newly paved roadway, this home is not only affordable but also offers excellent value for the buyer. Whether you're a first-time homebuyer or looking to downsize, this property is the perfect fit. Call today to book your viewing!