

104 Grecian Place
Fort McMurray, Alberta

MLS # A2169553



\$179,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,042 sq.ft.	Age:	1996 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parkade, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Skylight(s)		

Inclusions: SOLD AS IS WHERE IS

Looking for PRIVACY and an AFFORDABLE home? Welcome to 104 Grecian Place, located in a quiet CUL-DE-SAC on a 4848 SqFt lot. This charming home features 3 BEDROOMS and 2 full BATHROOMS, with the primary room boasting a 4-piece ENSUITE bath, LARGE closet, and convenient LAUNDRY AREA just steps away. The OPEN-CONCEPT living room, kitchen, and dining room provide ample space, while the kitchen impresses with UPPER and LOWER cabinets, tons of counter space, and NATURAL LIGHT pouring in through SKYLIGHTS. Enjoy WOOD FLOORS throughout, NO CARPET, and a bright living room. 2 AMPLE rooms at the front share a FULL 4-piece bath. Outside, unwind in the SPACIOUS PRIVATE YARD featuring a 15x19 workshop/shed, LONG DRIVEWAY, and PLENTY of space for kids' playground, family gatherings, and furry friends. Plus, enjoy CONVENIENCE with nearby walking trails, schools, daycares, grocery stores, and restaurants! Offering the ideal combination of SPACE and VALUE, 104 Grecian Place is the perfect haven for those seeking a RELAXED and an AFFORDABLE lifestyle. Schedule your viewing today! Property is being sold as is where is without any seller's warranties or representations.