



GRASSROOTS
REALTY GROUP

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**344 Grey Crescent
Fort McMurray, Alberta**

MLS # A2300572



\$279,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,525 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Front Drive, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped		

Heating:	Floor Furnace, Natural Gas
Floors:	Hardwood, Laminate, Vinyl, Vinyl Plank
Roof:	Shingle
Basement:	None
Exterior:	See Remarks
Foundation:	Block
Features:	Ceiling Fan(s), Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	\$ 330
LLD:	-
Zoning:	RMH-2
Utilities:	-

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, SHED, FREEZER, CEILING FANS, CENTRAL AIR

Welcome Home! This 4 bedroom home has been meticulously maintained with lots of updates. The spacious entryway welcomes you home and leads to the open concept living room and eat-in kitchen with lots of counter space including a moveable island. This spacious area is perfect for entertaining! The primary bedroom boasts a walk-in closet and 4 piece en-suite with soaker tub. The additional 3 bedrooms are located at the other end of the house and have their own newly renovated 4 piece bathroom. The back entrance offers additional storage and leads to the laundry room with storage and the fenced and landscaped backyard with large deck, the perfect place to enjoy beautiful summer days and nights. Additional upgrades include Central Air (2014), hot water tank (2016) and shingles (2018). Title insurance in lieu of a real property report.