



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**157 Grandview Crescent
Fort McMurray, Alberta**

MLS # A2303104



\$241,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,217 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: Shed, two storey playhouse, small storage shed, Storage tent

The lot is what sells this one before you even walk inside. Corner position, backing directly onto a park, with the alleyway path running along the side and the green belt a few steps across the road. Your street doesn't connect to the rest of Gregoire, so you get the quiet without the traffic. Visitor parking sits right across from the house, and the driveway fits 4 vehicles. If you've got toys, this is where they live. The side yard handles the truck, the side-by-side, the snowmobile trailer, and the boat rack with room to spare. Storage is already solved. A 10x10 shed, a 2 story playhouse/storage shed, a 4x6 plastic shed, and a carport storage tent. Everything has a home. Inside, vaulted ceilings open the place up the second you walk in. The kitchen was fully renovated in 2025: white cabinets, subway tile backsplash, butcher block counters, brand new fridge, and a full stainless package including dishwasher. Every room has been freshly painted. New flooring through the living room and hallway. The arched window in the front living room is a real moment, and the reclaimed wood feature wall in the back gives the home character you don't see at this price. All 1,216 square feet on one level. No stairs, no basement to finish, nothing wasted. The primary bedroom fits a king bed and walks straight into a 3 piece ensuite. Two more bedrooms, a fully renovated 4 piece main bath (2017), and a proper laundry room with upper cabinets and a Maytag washer and dryer included. The mechanical story is strong: Central A/C (oversized on purpose so it doesn't freeze up) Kitchen: 2025 Main bath: 2017 Home professionally re-leveled with new heat trace: 2023 (BellyBoyz) Hot water tank: 2017 Shingles: 2015 Furnace: 2008 Outside, the back deck is built for summer barbecues, the yard is fully fenced with a gate for the kids and the dog, and you're a short walk to the main road

bus stops and minutes from Highway 63, the airport, and Gregoire Lake. Fire hydrant sits right out front. Who this works for: First time buyers tired of writing rent cheques. Young families who need real space without a mortgage that owns them. Trades guys who need a yard for the gear. Downsizers who want everything on one level. All appliances and window coverings included. Priced to move. Homes like this in Gregoire don't sit.