



GRASSROOTS
REALTY GROUP

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101 Granite Street
Fort McMurray, Alberta

MLS # A2304915



\$256,888

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,526 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

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, Piling(s)	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, central a/c, 10x20 shed

Welcome to 101 Granite Street, a renovated home with 1,525 sq ft, new shingles (2019), fresh paint throughout (2026), New appliances(2025), new light fixtures, no carpet and updated flooring plus a 6,200+ sq ft lot with loads of parking backing a tree line. This spacious home offers a front heated sunroom, which leads to your fresh and bright living area that includes a living room with a beautiful feature shiplap feature wall with a built-in electric fireplace. The refurbished kitchen features the new stainless steel appliances, updated fixtures and hardware, loads of cabinets and countertop space. The center of this space is your oversized dining room. This great layout continues with a large den with closet that can be your children's play room or even a 4th bedroom. Plus you have the addition of an oversized rear mud room with double closets and access to your backyard. There are 3 additional bedrooms and 2 full bathrooms. The Primary bedroom features a walk-in closet, and a 4 pc ensuite with jetted tub. The 2nd and 3rd bedrooms are generous in size and are located next to a 4 pc bathroom. This home doesn't lack storage space on the inside with the two additions to the home giving you so much extra space, plus you have a 10x20 shed in your yard. The large pie shaped lot offers loads of driveway parking, plus a back deck, fencing and a beautifully landscaped yard backing a tree line. This is a turn key home and move in ready, no further renovations needed. Other great features include central a/c, Hot water tank replaced in 2018, a separate laundry room with new washer and dryer. Sellers state they have loved the neighbourhood with great neighbours and lots of families with children. This location is at the heart of the South side of the city with quick access to site and city bus stops, parks, shopping and all amenities. Call today for your personal tour.

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