



**GRASSROOTS**  
REALTY GROUP

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**252 Grandview Crescent  
Fort McMurray, Alberta**

**MLS # A2313237**



**\$175,000**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Gregoire Park                  |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide        |               |                   |
| <b>Size:</b>     | 1,219 sq.ft.                   | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad                    |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Yard                      |               |                   |

|                    |                         |                   |        |
|--------------------|-------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | \$ 335 |
| <b>Basement:</b>   | None                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | See Remarks             | <b>Zoning:</b>    | RMH-2  |
| <b>Foundation:</b> | Block                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island          |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to 252 Grandview Crescent in Gregoire—an affordable home that checks all the boxes! This bright and open 3-bedroom, 2 full bathroom property features a functional layout with upgraded flooring, modern paint. The spacious kitchen is the heart of the home, complete with an island and clear sight-lines to the dining and living areas, making it perfect for both everyday living and entertaining. The large primary bedroom offers a walk-in closet and a private 4-piece ensuite, while two additional bedrooms are thoughtfully located on the opposite end and share another full 4-piece bathroom. Step outside to enjoy the oversized deck that spans both entrances and overlooks the fully fenced yard, complete with a wired and insulated shed. With no rear neighbours and convenient alley access, you’ll appreciate the added privacy and functionality. There’s also ample parking with room for up to four vehicles. This move-in ready home offers excellent value—call today to book your personal tour!