



GRASSROOTS
REALTY GROUP

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**192 Grandview Crescent
Fort McMurray, Alberta**

MLS # A2314758



\$194,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,133 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RMH-2
Foundation:	None	Utilities:	-
Features:	No Animal Home, Open Floorplan		

Inclusions:	None
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Located owned land in one of Gregoire Park's most desirable streets and backing directly onto quad, skidoo, and side-by-side trails, this spacious 1,200 sq/ft home offers the perfect blend of comfort, updates, and outdoor lifestyle. Recent exterior improvements include newer siding, windows, and shingles, with the roof completed in 2019 for added peace of mind. Step inside through the large front entrance featuring a convenient laundry area with large-capacity washer and dryer. The bright kitchen is equipped with stainless steel appliances, while updated laminate flooring completed approximately two years ago adds a modern touch throughout the home. The oversized primary bedroom offers generous closet space, complemented by two additional bedrooms and a spacious family room with direct access to the backyard. Additional updates include a newer furnace (approximately 5 years old) and a recently replaced hot water tank. The property also features good grading, a security doorbell camera, and parking for up to four vehicles. The backyard is a standout feature with a large deck, firepit area, and direct access to nearby trails. There is also excellent potential to build a future garage. Conveniently located close to restaurants, shopping, convenience stores, and other amenities.