



GRASSROOTS
REALTY GROUP

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**160 Grey Crescent
Fort McMurray, Alberta**

MLS # A2318549



\$295,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,523 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, None		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RMH-2
Foundation:	Piling(s)	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Fridge, stove, dishwasher, wine fridge, washer, dryer, all window blinds, central air conditioning, stand up freezer, water softner, microwave, wall oven, sonos connect wireless sound system, lawn mower, tv & soundbar in primary bedroom.

PRICED TO SELL!! Enjoy credit of 3 months of paid condo fees (includes water, sewer, garbage, etc.) at this beautiful upgraded 3-bdrm, 2-bathroom home in Gregoire, on its OWN land w/ room to build a garage or shed (subject to municipal approval). Located just 2 homes from the site bus stop, this property offers exceptional parking w/ space for up to 4 vehicles out front, plus double-gated access to a secure gravel parking pad perfect for storing a boat, trailer, ATV, snowmobile, etc. Inside, you'll immediately appreciate the welcoming front entry featuring a custom built-in bench & a stunning tempered rain glass divider that creates separation from the main living space while allowing natural light to flow throughout the home. Commercial-grade vinyl plank flooring, upgraded baseboards, oversized window casings, and crown moulding add a polished finish throughout. The showpiece of this home is undoubtedly the kitchen. Rarely do you find a manufactured home w/ a kitchen of this calibre. Featuring quartz countertops, an oversized island w/ built-in wine fridge, stainless steel appliances (replaced 2022), gas cooktop, built-in wall ovens, upgraded backsplash, and abundant cabinetry, this space was designed for both entertaining and everyday living. The kitchen flows seamlessly into the dining and living areas, creating a bright and inviting open-concept layout. Built-in Sonos speakers throughout the living room and bedrooms further enhance the home's modern appeal. A thoughtfully designed built-in office nook w/ desk and shelving creates the perfect work-from-home setup, homework station, or organizational hub. The spacious primary bedroom offers a California Closet organizer & a beautifully renovated ensuite featuring a double vanity, tile tub surround, and additional storage. Two additional bedrooms and a second full bathroom provide flexibility for family,

guests, or hobbies. The laundry room also features custom California Closet organization. This home is packed w/ valuable mechanical and energy-efficiency upgrades, including Central Air Conditioning, Hot Water on Demand with new heat exchanger (2025), refurbished water softener (2025), Bluetooth-connected smoke and CO2 detectors replaced in 2025, and an Arctic Package consisting of insulated skirting, upgraded insulation, triple-pane windows, heat tape, high-efficiency furnace, weatherization improvements, and additional vapour barriers. The belly bag was professionally replaced by Belly Boyz in 2024, offering added peace of mind for years to come. Outside, enjoy the large composite deck and stairs complete with a natural gas BBQ hookup, landscaped yard, and included storage shed. Whether you're entertaining guests or enjoying a quiet evening outdoors, this space is designed to be enjoyed. With extensive upgrades already completed and pride of ownership evident throughout, this move-in-ready home offers exceptional value in a convenient location close to schools, amenities, transit, and highway access.