



GRASSROOTS
REALTY GROUP

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**388 Gregoire Crescent
Fort McMurray, Alberta**

MLS # A2320073



\$249,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,506 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, and All Window Coverings.

Welcome to 388 Gregoire Crescent, a fantastic opportunity to step into homeownership with this well-maintained 4-bedroom, 2 full bathroom mobile home in the heart of Gregoire Park. Offering a bright, functional layout, modern updates, and plenty of space for a growing family, this home combines comfort, value, and convenience all in one package. Step inside and immediately appreciate the abundance of natural light, vaulted ceilings, and maintenance-free vinyl flooring that flows seamlessly throughout the main living areas. The light, neutral colour palette creates an airy and inviting atmosphere, making each room feel open and welcoming. The kitchen is thoughtfully designed to balance style and functionality, featuring ample cabinetry, a breakfast bar, generous counter space, and a modern backsplash that perfectly complements the home's contemporary finishes. Open to the dining and living areas, this space is ideal for everything from busy weekday mornings to hosting family and friends with ease. Toward the back of the home, you'll find a practical mudroom with direct access to the backyard, providing a convenient transition between indoor and outdoor living. This area also features a dedicated laundry and storage room, offering valuable extra space and adds exceptional everyday convenience. The primary bedroom is tucked away for added privacy and serves as a comfortable retreat, complete with a sizeable walk-in closet and its own 3-piece ensuite bathroom. At the front of the home are three additional generously sized bedrooms, each offering ample closet space and flexibility for children, guests, a home office, or a hobby room. A second full bathroom serves this area, making the layout ideal for growing families. Outside, you'll find a spacious yard with plenty of room to grow. Whether it's creating a play area for the kids, a space for pets to roam, a

garden retreat, or simply enjoying the convenience of additional parking, the possibilities are endless. Central air conditioning adds year-round comfort, making this home as practical as it is inviting. Located close to parks, playgrounds, walking and biking trails, and all amenities, this home delivers excellent value in a convenient location. Affordable, move-in ready, and full of potential, this property is a true gem! So check out the photos, floor plans and 3D tour, and call today to book your personal viewing.