



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

273 Grey Crescent
Fort McMurray, Alberta

MLS # A2321427



\$198,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,412 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Gazebo, Street Lighting, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 320
Basement:	None	LLD:	-
Exterior:	Shingle Siding, Wood Frame	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity		

Inclusions: Refrigerator, Stove, Microwave, Dishwasher, Washer & Dryer, Window Coverings, hot tub, fire pit outside, fire place inside, dining room table, couch, both bed sets with the beds in the 2 spare rooms

Welcome to 273 Grey Crescent! Located in the family-friendly community of Gregoire Park, this spacious 3-bedroom, 2-bathroom double-wide manufactured home offers over 1,400 sq ft of comfortable living space and has been EXTENSIVELY UPDATED for peace of mind, with major upgrades completed in 2019 and 2020, including NEW SHINGLES and SIDING, a new furnace and hot water tank, NEW FLOORING with a new sheet of wood for the subfloor, FOUR NEW WINDOWS in the living room plus a new sliding window in one of the bedrooms, new cupboards, BLOWN-IN ATTIC INSULATION, and NEW INSULATION AROUND THE SKIRTING. Step inside to a bright, open concept living space featuring a cozy gas fireplace and plenty of room to relax or entertain. The kitchen offers a functional layout with a breakfast bar, while the adjacent dining room provides ample space for family meals. The primary bedroom boasts, its own 5-piece ensuite with double vanity, a large walk-in closet and sliding door for direct access to the large deck. A dedicated den and laundry room add extra everyday convenience. Two additional bedrooms and a 4-piece main bath complete the comfortable layout. Outside, enjoy your own private, fenced yard complete with a deck, gazebo, hot tub and fire pit — the perfect setup for relaxing evenings or summer get-togethers. A storage shed adds extra space, and the driveway has space for up to 4 vehicles and RV parking. Ideally located close to parks, playgrounds, schools, shopping, and walking and bike paths, this home offers comfort, function, and incredible value all in one package! Excellent opportunity for first-time buyers, or investors looking for value — book your private showing today