



GRASSROOTS
REALTY GROUP

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**188 Grenoble Crescent
Fort McMurray, Alberta**

MLS # A2322025



\$185,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	874 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Off Street		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Fruit Trees/Shrub(s), Garden, La		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	No Smoking Home, Wood Counters		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Freezer, Window Coverings, Bedroom TV, BBQ, Patio table and 4 chairs, Sheds

Welcome home! This well-maintained 2-bedroom plus den mobile home offers comfortable living on a beautifully landscaped lot with plenty of outdoor space to enjoy. Inside, you'll find a bright living room filled with natural light, an eat-in kitchen featuring custom wood countertops, and a spacious entryway with a double closet and convenient laundry closet. The updated 3-piece bathroom includes a large double shower with a glass door. Step outside and appreciate everything this oversized, fully fenced lot has to offer. Enjoy two decks, including one with a gazebo, established gardens, beautiful greenery, a workshop, and a garden shed. The double gate at the back provides easy access, and there's parking for up to three vehicles. If you're looking for an affordable home that's been lovingly cared for and offers plenty of outdoor space, this property is definitely worth a look! Title insurance in lieu of a real property report.