



GRASSROOTS
REALTY GROUP

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160 Grenada Place
Fort McMurray, Alberta

MLS # A2324281



\$269,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,411 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Vinyl Windows		

Inclusions: N/a

Looking for a quiet, family, friendly neighbourhood where you own your own lot? Welcome to 160 Grenada Place in Gregoire Park! Tucked away in a peaceful cul-de-sac on a beautifully sized lot of just under 4,500 sq. ft., this 2016 modular home offers the perfect combination of space, comfort, and convenience. Gregoire Park is known for being both kid and pet friendly, making it an ideal place to call home. Step inside to a bright, open-concept floor plan featuring soaring ceilings in the kitchen and living room, creating an even greater sense of space. Large windows fill the home with natural light, while the cozy corner gas fireplace makes the living room the perfect place to relax on chilly winter evenings. The spacious kitchen is sure to impress with its dark cabinetry, stainless steel appliances, stylish backsplash, abundant counter and cupboard space, and a window over the sink.. The adjoining dining area offers plenty of room for family meals and entertaining. This thoughtfully designed home features 4 bedrooms and 2 full bathrooms. The private primary suite is located on one side of the home and includes a walk-in closet and its own ensuite, while the remaining three bedrooms and second full bathroom are situated on the opposite end, providing excellent privacy for families or guests. Three of the bedrooms have also been freshly painted. Conveniently located just off the kitchen is a separate laundry room with easy access to one of the home's two entrances leading to the yard. Outside, you'll love the fully fenced yard, perfect for children and pets, along with plenty of parking—including RV parking through the double gate. Need extra storage? The 12' x 16' shed has you covered. There is also additional parking available within the cul-de-sac. The original owners have taken exceptional care of this home, including

replacing all of the appliances last year. They have loved living in this welcoming neighbourhood, with wonderful neighbours who truly look out for one another, quick access to Highway 63, beautiful walking trails, a nearby playground, and the recently added dog park. If you've been searching for an affordable home with room to grow in a fantastic community, this one checks all the boxes. Come see why the owners have loved calling this neighbourhood home and why you'll love it too! Let's get moving!