

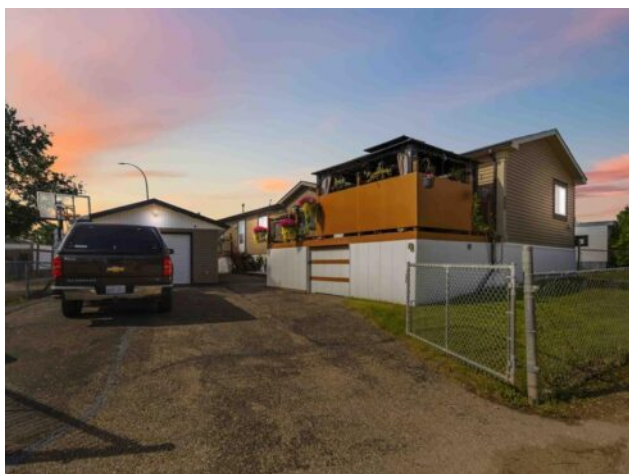


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**185 Grey Crescent
Fort McMurray, Alberta**

MLS # A2327496



\$379,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,743 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Garden, Gazebo, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	shed		

Built in 2017, this remarkable 4-bedroom, 2-bathroom home offers a level of comfort, functionality, and attention to detail that is immediately apparent. Thoughtful design, meticulous care, and elevated outdoor living come together beautifully. The inviting open-concept main living space features soaring vaulted ceilings, modern lighting, and beautiful luxury vinyl plank flooring throughout. Designed for both everyday living and entertaining, the home offers a bright, spacious feel with a layout that provides the perfect balance of connection and privacy. The heart of the home is the beautifully appointed kitchen and living area, featuring sleek stainless-steel appliances, contemporary finishes, and a seamless flow that makes gathering with family and friends effortless. The well-designed floor plan places three bedrooms and a full bathroom on one side of the home, while the private primary retreat is located on the opposite end. The spacious primary bedroom offers a generous walk-in closet and a beautiful 4-piece ensuite complete with a relaxing soaker tub — creating a peaceful space to unwind. A large and private laundry area adds convenience and functionality, while central air conditioning and quality mechanical systems provide year-round comfort. Another amazing highlight of this property is the incredible outdoor living experience. The beautifully designed yard offers three separate private deck spaces, each creating its own unique area to relax, entertain, and enjoy the outdoors. Surrounded by beautiful gardens and thoughtfully planned landscaping, this backyard feels like your own private retreat. Whether you're enjoying quiet mornings, hosting gatherings, or simply taking in the peaceful surroundings, every space has been created with enjoyment in mind. The outdoor design is as practical as it is beautiful, featuring

strategically placed hot water taps and water access points around the home, making gardening, washing, and outdoor projects effortless. You'll also appreciate the convenient under-deck storage, providing excellent additional space while keeping everything organized and accessible. with the added bonus of access points from both sides of the home providing easy access to the underneath areas, including the belly bag/heat trace systems, adding convenience and peace of mind. The heated and wired detached garage is an impressive addition, complete with a 4-foot rubber membrane and vapor barrier, offering a versatile space for vehicles, hobbies, storage, or projects. The expansive paved driveway provides ample parking and complements the property's functionality. Every aspect of this home reflects pride of ownership and intentional design. From the beautifully finished interior to the exceptional outdoor spaces, this is a property that offers more than just a place to live — it offers a lifestyle designed to be enjoyed. schedule your private showing today!