



GRASSROOTS
REALTY GROUP

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179 Grant Way
Fort McMurray, Alberta

MLS # A2329325



\$200,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,211 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Front Drive, Parking Pad, RV Access/Parking, Side By Side		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Mail box keys x2, house keys x2 per door.

Welcome to this beautifully maintained, original-owner home offering pride of ownership throughout. Freshly painted with updated hardwood flooring, this home also features a new furnace (2023) and new hot water tank (2025), offering peace of mind for years to come. The bright and inviting layout includes 3 bedrooms, a primary suite with walk-in closet and private ensuite, plus a second full bathroom for family and guests. The living room features a cozy gas fireplace, the perfect center piece for relaxed evenings at home. Situated on a spacious 5,133 sq ft lot, larger than most, enjoy outdoor living at its best with a large deck and retractable awning, perfect for entertaining or relaxing in comfort. The fully landscaped yard features an interlocking brick path, two sheds (one powered), and parking for 4 vehicles with double gate access for added convenience. A fantastic opportunity to own a well cared for home in a desirable location. Book your showing today!