



GRASSROOTS
REALTY GROUP

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**153 Grenfell Crescent
Fort McMurray, Alberta**

MLS # A2329343



\$135,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,285 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RMH-2
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions:	N/A
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Affordable home ownership meets endless possibilities at 153 Grenfell Crescent! Situated on its own bare land condominium lot with no neighbours behind, this 1,285 sq. ft. mobile home offers incredible flexibility for first-time buyers, investors or anyone looking for extra space to fit their lifestyle. The main home features three bedrooms and has seen numerous updates over the years, including an updated kitchen with island, newer flooring and baseboards, vinyl siding, windows and doors. The roof was replaced in 2010 and the hot water tank in 2014, offering added peace of mind. One of the standout features of this property is the spacious addition with its own separate entrance. Complete with a bedroom, 3-piece bathroom and kitchenette, it offers endless potential. Whether you're dreaming of a private primary retreat, a space for an older child or extended family, a home-based business, hobby room, or future income opportunity (subject to municipal approval), this versatile area can adapt to your needs. Recent renovations, including new flooring, have already begun, leaving only a few cosmetic finishing touches, such as paint, for the next owner to complete and make their own. Outside, you'll enjoy a fully fenced yard with a deck, shed and the added privacy of having no rear neighbours. Conveniently located close to schools, shopping and everyday amenities, this property combines affordability, functionality and opportunity in one package. Condo fees include water and sewer, making monthly budgeting even easier.