



GRASSROOTS
REALTY GROUP

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**336 Grenfell Crescent
Fort McMurray, Alberta**

MLS # A2330564



\$159,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,328 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Greenbelt, Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RMH-2
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan		

Inclusions: None

Welcome to 336 Grenfell Crescent where the yard goes on and on! A little spin on the interior and this home could be perfect for you!! 3-Bedroom Mobile Home on an Incredible huge Lot with Heated Shop and another large powered shed/shop! This mobile home is situated on a massive, fully fenced lot of just under 8,000 sq. ft. Offering exceptional outdoor space, this property backs onto no rear neighbours, providing added privacy and room to enjoy. The home features a bright and functional layout with numerous upgrades completed over the years. The renovated bathroom includes a newer tub, shower, toilet, and tile (2013), with updated floor tile completed in 2016. The kitchen comes equipped with updated appliances, including a refrigerator (2016), gas hot water tank (2019), washer and dryer (2020), and dishwasher (2022). Additional major improvements include: Roof replaced with asphalt shingles (2010) Belly pan replaced (2016) Water lines beneath the home upgraded with new heat tracing (2019) Vinyl siding, skirting, and vinyl windows Metal exterior doors Coleman gas furnace (2003) Central air conditioning (2003) Wood-burning fireplace with custom chimney, mantle, and hearth (2003) Two additions providing extra living space Two decks with railings for outdoor entertaining Outside is where this property truly shines. The oversized 16' x 24' heated garage/shop is insulated, drywalled, powered, and features electric heat and an overhead garage door—perfect for projects, storage, or parking. A second 12' x 24' powered storage building with built-in shelving and two sets of double doors offers excellent space for quads, recreational equipment, or a workshop. The spacious yard is fully enclosed with 6-foot fencing and includes a children's play structure, making it ideal for families, pets, and outdoor living. We are priced to sell quickly so

get in while you can!