



GRASSROOTS
REALTY GROUP

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**252 Gregoire Crescent
Fort McMurray, Alberta**

MLS # A2331359



\$339,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,520 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Greenbelt, Lake, Lawn, No Neighbours Behind, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: washer, dryer, fridge, stove, dishwasher, microwave

Here is your chance to own a brand new home before it even lands on the lot. Picture this. The lot sits cleared & ready, just waiting for your home to roll in mid august, 2026. Most people buy a house that someone else lived in first. You get to skip all of that. This 1520 SQFT mobile home has never been touched, never been broken in, & never had a single nail out of place. It is yours from day one. Three bedrooms give your family room to spread out. Two full 4PC bathrooms mean the morning rush stays calm & easy. The primary bedroom comes with a walk-in wardrobe & its own private ensuite, so you get a quiet corner that feels like a little retreat at the end of a long day. Step into a kitchen built for real life. A big island sits in the middle, ready for snacks, homework, & late night chats. There is freezer space, a smart pantry setup, & loads of counter room for the cook in the family. Brand new appliances come with the home, including the fridge, stove, dishwasher, built in microwave, washer, & dryer. Air conditioning is already in, so hot summer days stay easy. Laundry sits handy right inside, so wash day stays a breeze. Vinyl plank flooring runs through the whole home. It looks sharp, wipes clean, & stands up to kids, pets, & muddy boots. The open living room & dining area flow together, which makes hosting feel simple & fun. A bright foyer welcomes you & your guests right at the door. Now for the part that makes this spot special. Your backyard opens right onto green space, with a ball diamond & open field just past the fence. No rear neighbours peeking in. Kids can run, play, & burn off energy steps from the back door. Summer ball games & wide open views become part of your everyday. The yard is a clean slate, ready for the garden, fire pit, or play space you have always wanted. With the lot already cleared, you start fresh & build the outdoor life you

picture. First time buyers, this is a clean & simple way to step into ownership. Growing families, you gain space, storage, & a yard that backs onto a park. Downsizers, you settle into single level living with no stairs to fight & very little upkeep. Buying brand new also means peace of mind. A 10 year new home warranty has your back, so you can relax & just enjoy the place. There are no surprise repairs waiting for you, & no old systems to worry about. Gregoire Park is a quiet, friendly pocket on the south side of Fort McMurray. You sit close to schools, parks, shopping, & easy routes around town. Quick trips to the highway, shops, & daycares keep your busy days running smooth. This one is rare. A blank slate, a fresh start, & a home you get to claim before anyone else ever sets foot inside. Everything is fresh, clean, & ready for the memories you have not made yet. Condo fees \$335/m. Photos are of actual home.