



GRASSROOTS
REALTY GROUP

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**132 Grey Owl Place
Fort McMurray, Alberta**

MLS # A2333938



\$310,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,116 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Concrete Driveway, Driveway, Parking Pad, RV Access/Parking, Single Car		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbors		

Heating:	Forced Air	Water:	-
Floors:	Laminate, 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, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

Open House Sunday August 2nd 2-4pm! Welcome to 132 Grey Owl Place a beautifully maintained manufactured home where the expensive updates have already been handled! Located just off a quiet cul-de-sac, this exceptionally clean property features newer shingles and windows, a new hot water tank, serviced furnace, upgraded PEX plumbing, heat trace, and a replaced belly bag keeping it well prepared for Fort McMurray winters. Inside, the bright open concept layout offers vaulted ceilings, a skylight, luxury vinyl plank flooring, stainless steel appliances, a private laundry room, and a spacious primary suite with a walk in closet and four piece ensuite featuring a jetted soaker tub. Outside, enjoy a newly paved driveway with plenty of parking, a freshly stained fence, 10' x 12' shed, and a single detached garage with an epoxy floor and workspace. Open the back gate to a massive green space and playground an incredible extension of the yard! With additional visitor parking and schools, childcare, restaurants, and amenities nearby, this clean and move in ready home offers so much more than you would expect.