



GRASSROOTS
REALTY GROUP

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**368 Grey Crescent
Fort McMurray, Alberta**

MLS # A2334789



\$105,500

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,232 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1
Garage:	None		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	Open Floorplan		

Inclusions: As is where is at the time of possession

Offering 3 bedrooms and a 4-piece bathroom with convenient his-and-her sinks, this home provides a functional layout with plenty of space for a growing family. The bright eat-in kitchen is the heart of the home, featuring backdoor that lead to a private deck—the perfect spot to enjoy your morning coffee, host summer BBQs, or unwind after a long day. Outside, the fully fenced yard offers plenty of room for kids and pets to play safely, while the impressive 16' x 22' shed/workshop with overhead door is ideal for storing your toys, working on projects, or creating the ultimate hobby space. The driveway provides parking for 2 to 3 vehicles. Conveniently located on the south side of the city, you'll be just minutes from schools, parks, walking trails, public transit, and the downtown core. If you've been waiting for an affordable place to call your own, 368 Grey Crescent offers the chance to stop renting and start building equity. With space to grow, a private yard, and exceptional value, this home is the perfect place to begin your next chapter. Call to set up your private viewing.