



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

108 Grecian Place
Fort McMurray, Alberta

MLS # A2341767



\$199,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,397 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	Bookcases, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: existing fridge, stove, dishwasher, microwave, washer, dryer, existing blinds & window coverings, tv mount, shed, wood shelter, workshop heater

BRAND NEW SHINGLES! Offering plentiful living space with 4 bedrooms and 2 full bathrooms, a fantastic 16x20 workshop/man-cave and a long list of updates, this turn key home offers incredible value! Tucked into a quiet cul-de-sac with greenspace and playground through a walking path, the location is ideal for families. Inside, you'll find a spacious and comfortable layout with four generously sized bedrooms, including a primary bedroom with a walk-in closet. The inviting living room features built-in bookcases and wood stove (which was previously WETT inspected), perfect for cozy winter evenings. The oversized dining room provides plenty of room for a large table and includes two custom closets- one used for outdoor shoes and coats and the other an organized pantry which provides exceptional added storage. One of the secondary bedrooms even features a built-in bunk bed with a fun play space underneath. The home has undergone extensive improvements over the years, including being jacked and blocked (2007), vinyl windows, full drywall and paint throughout, reinforced floor joists (2008), new siding (2009), an upgraded kitchen (2010), updated electrical panel (2015). The previous steel roof was removed and the attic reinsulated in 2007, and brand new shingles (professionally installed) on the home for added peace of mind. Outside, the large fenced yard offers plenty of room to enjoy, along with gated access for RV or boat parking and a wide driveway providing ample additional parking. A major bonus is the 16' x 20' heated and insulated workshop-with upper-level storage and soundproofing on three sides, pot lighting and flooring—an excellent space for hobbies, projects, storage or musicians. There's a lot to offer here at a great price- Move in and enjoy!

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