



GRASSROOTS
REALTY GROUP

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171 Grant Way
Fort McMurray, Alberta

MLS # A2349923

\$200,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,270 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Parking Pad, Paved, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, See Remarks	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RMH-2
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Pantry, See Remarks, Skylight(s), Soaking Tub, Walk-In Closet(s)		

Inclusions: Living room TV and TV stand

Enjoy the updates, outdoor space, and the added value of owning the land. This 2000 home offers approximately 1,200 sq. ft. with 3 bedrooms and 2 full 4-piece bathrooms. Two bedrooms have walk-in closets, including the primary bedroom, which also features a built-in vanity and a 4 piece ensuite with a large soaker tub. Fresh 2026 flooring, paint, and trim give the home a bright, refreshed feel. The white kitchen is finished with gold-toned fixtures, while the living room features a gas fireplace. Stainless steel kitchen appliances, washer and dryer, and the living room TV and stand are included. The dishwasher and hot water tank were both replaced in 2026. The roof was replaced in 2019, and the skylight in 2021. Outside, the covered deck runs the length of the home, alongside a fenced yard with a front gate that opens 10 feet wide for storing vehicles, recreational toys, and other larger items. There's parking for three vehicles, RV parking, ATV access to the backyard, and a 12 x 16 shed with electrical, drywall, and insulation. This is a bare land condo, so you own the lot. Monthly condo fees are \$335 and include water, sewer, snow clearing, garbage and recycling, professional management, and common area maintenance.