

\$235,000 - 154 Grant Way, Fort McMurray

MLS® #A2165933

\$235,000

3 Bedroom, 2.00 Bathroom, 1,219 sqft
Residential on 0.00 Acres

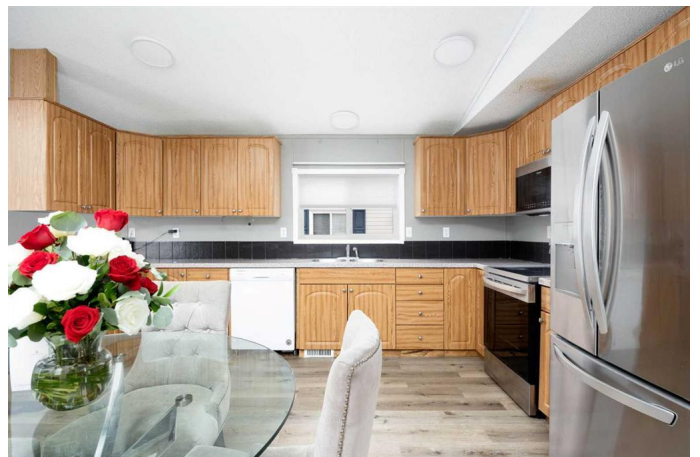
Gregoire Park, Fort McMurray, Alberta

This well-maintained 3-bedroom, 2-bathroom mobile home is located in the heart of Gregoire, offering convenience and comfort just minutes from downtown Fort McMurray and close to all amenities.

The home features ample parking space for up to three large vehicles, and a 14x16 heated, insulated shed with loft storage, providing plenty of room for storage and projects. Situated on a lot that backs onto a sports field, this property offers privacy with no rear neighbors, ensuring a peaceful and quiet environment. The rear deck, which was rebuilt in 2021, provides a perfect outdoor space for relaxation or entertainment, and the second entrance adds convenience with direct access to the deck.

This home has seen significant updates in recent years. In 2018, interlocking foam-insulated skirting was installed, providing added energy efficiency. The roof and skylight were replaced in 2020, ensuring durability and comfort. All appliances were updated in 2022, while new flooring, trim, and fresh paint were completed in 2024, giving the home a modern, refreshed look. Both bathrooms were remodeled in 2024, featuring new toilets, vanities, trim, and paint, making this home move-in ready. The hot water tank was also replaced in 2015.

With a newly paved roadway, this home is not



only affordable but also offers excellent value for the buyer. Whether you're a first-time homebuyer or looking to downsize, this property is the perfect fit. Call today to book your viewing!

Built in 2000

Essential Information

MLS® #	A2165933
Price	\$235,000
Sold Price	\$225,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,219
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Sold

Community Information

Address	154 Grant Way
Subdivision	Gregoire Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5J2

Amenities

Amenities	Playground, Snow Removal
Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Jetted Tub, No Smoking Home
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony, Dog Run, Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	September 19th, 2024
Date Sold	November 13th, 2024
Days on Market	55
Zoning	RMH-2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FORT MCMURRAY
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