

# \$229,900 - 252 Grandview Crescent, Fort McMurray

MLS® #A2197762

**\$229,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.09 Acres

Gregoire Park, Fort McMurray, Alberta

252 Grandview Crescent in Gregoire has everything you need! This 3 bedroom and 2 full bathroom home comes with recent (2023) updates including flooring, some appliances, and modern paint! It is bright and open, highlighted by a kitchen that has an island, with clear sight lines to the dining and living room. The primary bedroom is quite large, and has its own WIC as well as a fully appointed 4 piece bath. On the other end of this mobile home, two more bedrooms share a 4 piece bathroom. The oversized deck spans both entrances of the home, and steps down to the backyard, where you'll find a fire pit and a shed that's wired and insulated. There is also ample parking, with room for 4 vehicles. No neighbours directly behind you, as there is access to your fully fenced yard from the alleyway. Call your favourite realtor for a personal tour of this lovely home today!

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2197762  |
| Price          | \$229,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,216     |
| Acres          | 0.09      |
| Year Built     | 1999      |



|          |                         |
|----------|-------------------------|
| Type     | Residential             |
| Sub-Type | Detached                |
| Style    | Single Wide Mobile Home |
| Status   | Active                  |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 252 Grandview Crescent |
| Subdivision | Gregoire Park          |
| City        | Fort McMurray          |
| County      | Wood Buffalo           |
| Province    | Alberta                |
| Postal Code | T9H 4X8                |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Dog Park, Other, Playground, Visitor Parking |
| Parking Spaces | 3                                            |
| Parking        | Off Street, Parking Pad                      |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage                                                   |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                |
| Basement          | None                                                                                                                                       |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage |
| Lot Description   | Back Lane, No Neighbours Behind |
| Roof              | Asphalt Shingle                 |
| Construction      | Vinyl Siding, Wood Frame        |
| Foundation        | Block                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 104             |
| Zoning         | RMH-2           |

Listing Details

Listing Office                      People 1st Realty

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