$299,000 - 168 Grenfell Crescent, Fort McMurray

MLS® #A2199730

$299,000

4 Bedroom, 2.00 Bathroom, 1,513 sqft
Residential on 0.11 Acres

Gregoire Park, Fort McMurray, Alberta

Pride of ownership shines in this immaculate and move-in-ready 4-bedroom, 2-bathroom manufactured home, built in 2008 and thoughtfully upgraded for comfort and convenience. Recent improvements include professionally installed gutters with leaf screens, new roof vents, and a high-efficiency furnace and Central A/C (2017). The paved front driveway can accommodate up to four vehicles with double gates allowing additional parking for an RV or trailer. The fully fenced backyard is designed for low maintenance, featuring concrete patio blocks and a unique retractable wood deck that lifts to provide easy access for ATVs or bikes into the 12' x 22' heated workshop/toy garage. This fully permitted space includes an overhead garage door with a ramp, a natural gas heater, diamond plate wall trim, and a connected floor tile systemâ€"perfect as a workshop, storage space, or personal retreat. There's also a storage shed behind the garage, plus the owners have designed cute custom covers to match for the utility boxes during the summer. Inside, the open-concept layout offers a spacious living room, a modern kitchen with stainless steel appliances, an eat-up breakfast bar, a corner pantry, and a large dining area. The main foyer leads to three well-sized bedrooms and a full bathroom, while the rear of the home features a massive primary suite with a walk-in closet and an ensuite with a soaker tub. Additional highlights include ample storage throughout and a laundry/utility room

with space for a freezer. Ideally located, this home backs onto greenspace with direct access through double gates and is just minutes from ATV trails, Gregoire Community Center, playgrounds, ball diamonds, schools, and transit routes. A negotiable backup generator provides extra peace of mind in case of power outages. Don't miss this incredible opportunity—schedule your viewing today!

Built in 2008

Essential Information

MLS® #	A2199730
Price	$299,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,513
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	168 Grenfell Crescent
Subdivision	Gregoire Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5M5

Amenities

Amenities	Playground, RV/Boat Storage
Parking Spaces	4
Parking	Heated Garage, Parking Pad, Off Street, RV Access/Parking, Single Garage Detached

| # of Garages | 1 |

Interior

Interior Features	Closet Organizers, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Induction Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Greenbelt, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block, Other

Additional Information

Date Listed	March 14th, 2025
Days on Market	53
Zoning	RMH-2

Listing Details

| Listing Office | COLDWELL BANKER UNITED |