

# \$349,000 - 293 Grenfell Crescent, Fort McMurray

MLS® #A2234627

**\$349,000**

6 Bedroom, 3.00 Bathroom, 1,208 sqft  
Residential on 0.11 Acres

Gregoire Park, Fort McMurray, Alberta

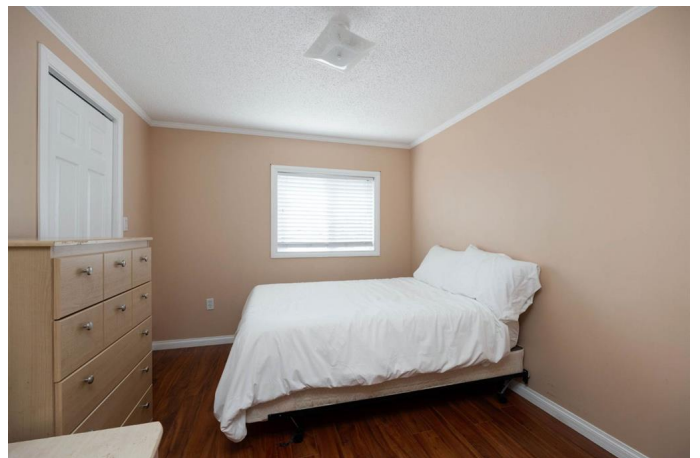
Welcome to 293 Grenfell Crescent, fully finished basement on concrete foundation with close to 2,300 Sq. Ft. of Versatile Living! Step into this custom, unique manufactured home on a solid foundation with a rare full, finished basement, offering 2298 sq. ft. of total living space, perfect for large families, multi-generational living, or income potential with rental flexibility.

From the moment you arrive, youâ€™ll love the charming appeal and comfort.

Inside, a front entryway welcomes you into the bright, airy living room, open concept kitchen, and eat-in dining area. Vaulted ceilings enhance the sense of space, while upgrades like newer laminate flooring and fresh paint, make the heart of this home shine. A built in desk/hutch and generous counter space create a true chefâ€™s kitchen.

The main floor features three well-appointed bedrooms, one with walk in closet and two full bathrooms, including a spacious primary suite with a large double closet, luxurious soaker tub, and private deck access, your own serene retreat to savour the beauty of summer mornings. Main floor laundry complete this level.

Head downstairs to find even more room to grow. The thoughtfully designed lower level offers three additional bedrooms with good-sized closets, a full bathroom, and a cozy corner fireplace completing the expansive rec room. This generous space provides endless possibilities, from family movie nights



and game days to a hobby area, home gym, or playroom – whatever suits your lifestyle!

This fully fenced yard features double gate access from the front, large storage shed with loft, space for all your toys and storage needs.

There's plenty of room for RV parking or multiple vehicles, making this property as practical as it is spacious. Enjoy peace of mind with new shingles installed in 2023, and unlike many manufactured homes, this one is fully drywalled throughout – no board walls here, just the solid, comfortable feel of a traditional home.

Gregoire Park is all about convenience and connection. Enjoy easy access to the Points West Trail system, Vista Ridge All Seasons Park, Clearwater Horse Club, Keyano College Industrial Campus, and the Oil Sands Discovery Centre – a must-see for locals and visitors alike.

Nearby, you'll find the Rotary Links Golf Course and the local SPCA if you're looking to adopt a –œfur-ever– friend.

Gregoire offers plenty of restaurants, pubs, and everyday essentials like gas stations, grocery stores, hotels, and shops all within easy reach.

Parks, green spaces, walking trails, and a community baseball diamond make this neighbourhood perfect for active families and outdoor lovers.

This spacious home delivers great value and room to grow in a vibrant, accessible community. Don't miss out – book your private tour today!

Built in 1999

## Essential Information

MLS® #	A2234627
Price	\$349,000
Bedrooms	6

Bathrooms	3.00
Full Baths	3
Square Footage	1,208
Acres	0.11
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	293 Grenfell Crescent
Subdivision	Gregoire Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2M8

### Amenities

Amenities	Park, Parking, Playground
Parking Spaces	4
Parking	Driveway, RV Access/Parking, Stall

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Standard Shaped Lot, Street

	Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 1st, 2025
Days on Market	52
Zoning	RMH-2

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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