

# \$239,900 - 106 Grant Way, Fort McMurray

MLS® #A2183860

**\$239,900**

3 Bedroom, 2.00 Bathroom, 1,217 sqft  
Residential on 0.11 Acres

Gregoire Park, Fort McMurray, Alberta

Welcome to 106 Grant Way, a beautifully updated and move-in-ready home thatâ€™s perfect for families, pet owners or simply those seeking an active outdoor lifestyle. Backing directly onto a school field and steps away from outdoor trails, this property combines the convenience of many amenities with the serenity of nature. With numerous updates, including shingles (2018), central A/C and fresh paint (2024), this home offers turnkey living for its new owners.

The outdoor space is impressive. A large sun-drenched deck provides the perfect spot to relax or entertain, while the low-maintenance yard, recently updated with soft pea stone, is ideal for pets or storing your recreational toys and is easy to care for. The oversized, heated, and insulated shed with gas hookups and an overhead door offers endless possibilities for storage, a workshop, or a hobby space.

Step into a bright and welcoming open-concept living space filled with natural light streaming through updated triple-pane windows, including a remote-controlled blind in the living room. The no-carpet design is perfect for easy maintenance and ideal for kids and pets. The kitchen is both functional and charming, featuring red oak cabinets, a brand-new dishwasher (2024), and other updated appliances within the last six years. The large island provides plenty of room for



meal prep, and the walk-in pantry ensures abundant storage for all your needs. Adjacent to the kitchen, the spacious dining area is perfect for family meals or entertaining, with a skylight adding even more natural light to the space.

This home offers three generously sized bedrooms. The primary suite, located at the back of the home, boasts a walk-in closet and a four-piece ensuite with a relaxing jetted tub. Two additional bedrooms are situated at the opposite end of the home, along with a second four-piece bathroom, creating a functional and family-friendly layout.

With no rear neighbours, a spacious yard, and proximity to the school and nearby trails, this home suits a variety of lifestyles—whether you’re raising a family, caring for pets, or enjoying outdoor adventures. Combine that with thoughtful updates like new heat trace and central A/C, and there’s nothing left to do but move in and enjoy. Schedule your private tour today to see why 106 Grant Way is the perfect place to call home.

Built in 2000

**Essential Information**

MLS® #	A2183860
Price	\$239,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,217
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Modular Home

Status	Active
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## Community Information

Address	106 Grant Way
Subdivision	Gregoire Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5J2

## Amenities

Amenities	Visitor Parking
Parking Spaces	3
Parking	Driveway, Parking Pad, RV Access/Parking, Tandem

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s), Vinyl Windows, Jetted Tub, Skylight(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings, Central Air Conditioner, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Greenbelt, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

## Additional Information

Date Listed	December 18th, 2024
Days on Market	118
Zoning	RMH-2

## Listing Details

Listing Office	The Agency North Central Alberta
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