

# \$74,900 - 245 Grandview Crescent, Fort McMurray

MLS® #A2221135

**\$74,900**

3 Bedroom, 1.00 Bathroom, 1,492 sqft  
Residential on 0.10 Acres

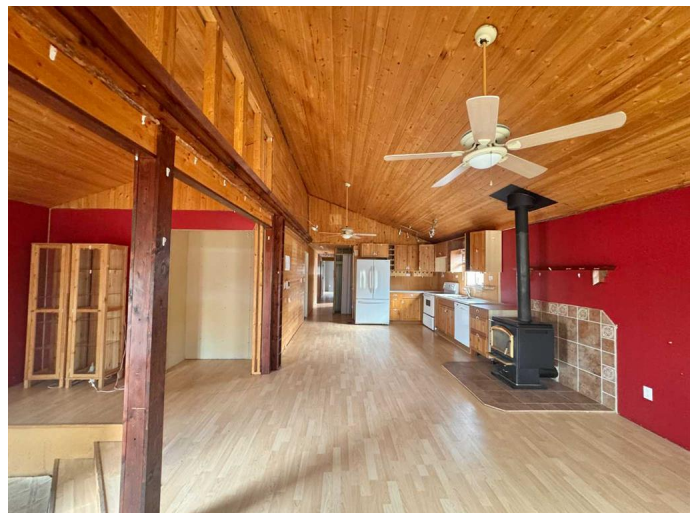
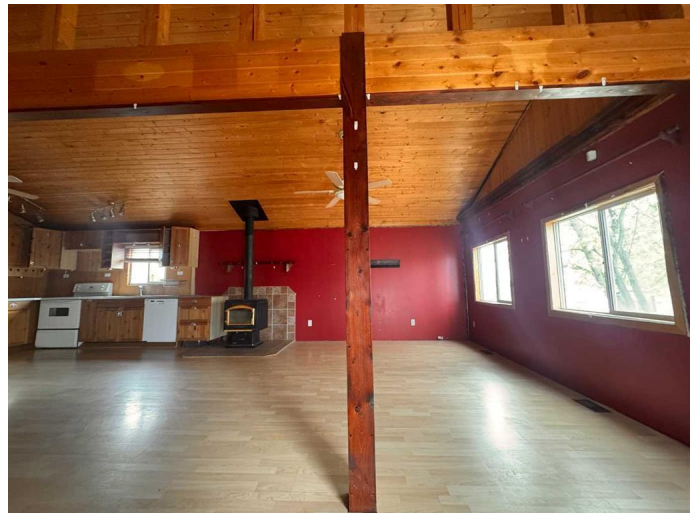
Gregoire Park, Fort McMurray, Alberta

Welcome to 245 Grandview Crescent â€“ Affordable Charm in Gregoire Park. Discover incredible value with this cozy double-wide mobile home for a steal of a price. Nestled in the heart of Gregoire Park, this property exudes a charming cottage feel while delivering plenty of space and functionality. Step inside to be greeted by expansive vaulted ceilings, a warm and inviting wood-burning fireplace, and gleaming laminate floors. This home features 3 generously sized bedrooms and a full bathroom, making it ideal for families, first-time buyers, or those looking for an affordable investment opportunity. Outside, enjoy the convenience of side access, a spacious yard, and a large shed for all your storage needs. Whether youâ€™re looking for a project or downsizing, this property offers endless potential at an unbeatable price point. Additional upgrades include new furnace (2025), water softener (2024), and fresh paint throughout the entire property (2024). Donâ€™t miss out and call today to book your personal viewing.

Built in 1977

## Essential Information

MLS® #	A2221135
Price	\$74,900
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,492
Acres	0.10
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

### **Community Information**

Address	245 Grandview Crescent
Subdivision	Gregoire Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4X9

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Driveway, Parking Pad

### **Interior**

Interior Features	Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

### **Exterior**

Exterior Features	Storage
Lot Description	Back Yard, Front Yard, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	4
Zoning	RMH-2

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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