

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

MLS® #A2221135

**\$74,900**

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

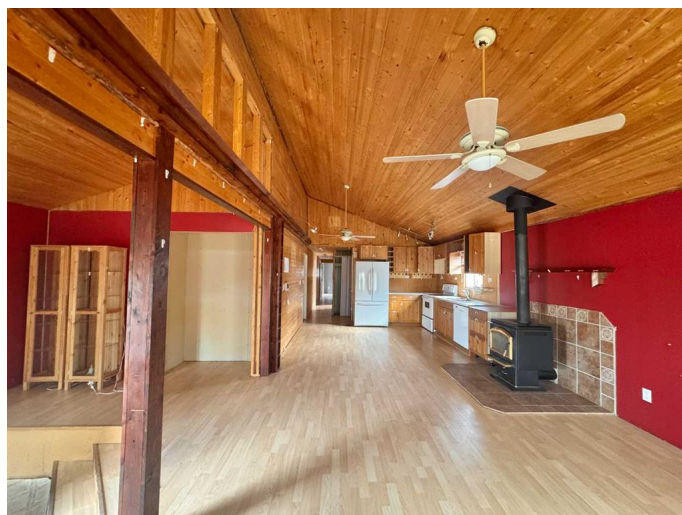
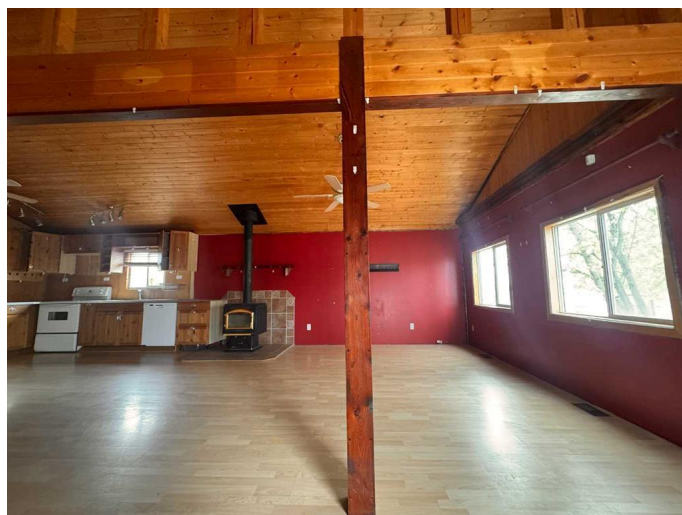
Gregoire Park, Fort McMurray, Alberta

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. 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	46

Zoning

RMH-2

## **Listing Details**

Listing Office

ROYAL LEPAGE BENCHMARK

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