

# \$254,900 - 113 Grandview Crescent, Fort McMurray

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MLS® #A2205040

## \$254,900

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 0.09 Acres

Gregoire Park, Fort McMurray, Alberta

What a great find...3 bedrooms with a den/office (\*can be used as Bedroom 4) located in the heart of Gregoire, close to all amenities within walking distance. This unit has central AC (with new a 5 ton compressor), custom window coverings throughout, new asphalt parking at front with additional stall behind fencing, close to bus stops and 2 sheds outside for storage. Master Bedroom has a fantastic 5 piece ensuite with bright windows and tons of counterspace/cabinets, lots of cabinetry in kitchen with updated appliances, separate broom closet and large deck outside with gazebo. Seller has updated shut off valves on all sinks in unit



Built in 2009

## Essential Information

MLS® #	A2205040
Price	\$254,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

## Community Information

Address	113 Grandview Crescent
Subdivision	Gregoire Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4X5

## Amenities

Amenities	Playground
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Storage
Lot Description	Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Block

## Additional Information

Date Listed	March 21st, 2025
Days on Market	28
Zoning	RMH-2

## Listing Details

Listing Office	ALBERTA PROPERTY MANAGEMENT
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