

# \$89,900 - 301 Grenfell Crescent, Fort McMurray

MLS® #A2253494

**\$89,900**

3 Bedroom, 2.00 Bathroom, 1,292 sqft

Residential on 0.10 Acres

Gregoire Park, Fort McMurray, Alberta

Most affordable Home for Sale in Gregoire Park, Fort McMurray

Prime Location | Great Value | Investment Opportunity

Welcome to this well-maintained modular home located in the highly sought-after Gregoire Park community of Fort McMurray. Whether you're a first-time homebuyer, investor, or a commuter looking for convenience, this property checks all the boxes!

Property Highlights:

3 Bedrooms | 2 Bathrooms

Open-concept layout with spacious living room and kitchen

Primary bedroom includes an ensuite and walk-in closet

Large lot with private driveway and storage shed

Low-maintenance yard, ideal for busy professionals or renters. Location, Location, Location:

Situated in Gregoire Park – a quiet, friendly, and established neighborhood

Minutes to Highway 63 – perfect for commuters heading north or south

Close to Fort McMurray International Airport – ideal for frequent travelers

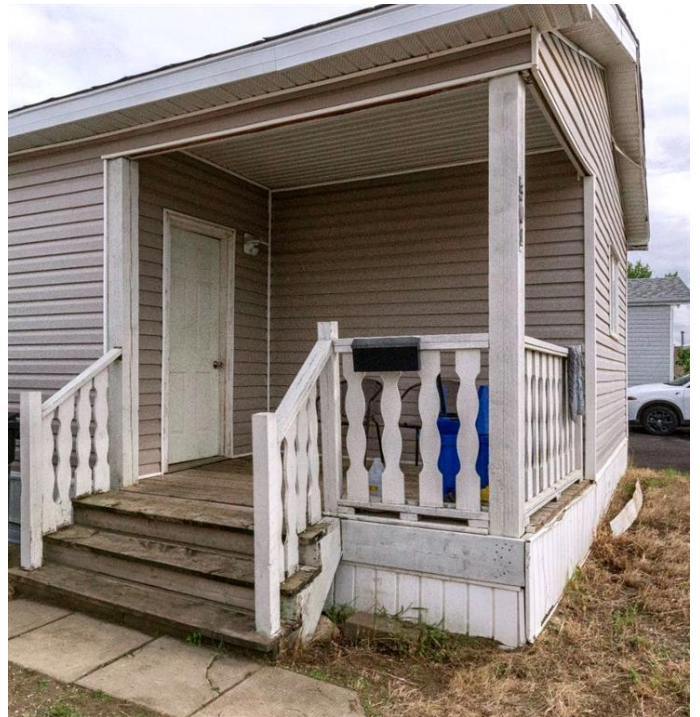
Short drive & walk to major amenities, including:

Shopping centers

Restaurants

Schools

Parks and trails



Public transit stops

A Smart Investment:

This property offers affordable homeownership in one of Fort McMurray's most convenient locations. With low property taxes, low condo fees, and strong rental potential, it's an excellent opportunity for:

Real estate investors

Oil sands workers seeking staff housing

Buyers looking to downsize or simplify

Don't miss out! Homes in this area don't last long. Contact me today to schedule a private showing or learn more.

Built in 1981

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2253494                |
| Price          | \$89,900                |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,292                   |
| Acres          | 0.10                    |
| Year Built     | 1981                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 301 Grenfell Crescent |
| Subdivision | Gregoire Park         |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9H 2M6               |

## Amenities

|           |      |
|-----------|------|
| Amenities | None |
|-----------|------|

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | Built-in Features                          |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Standard                                   |
| Cooling           | None                                       |
| Basement          | None                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Storage         |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | None            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 45                  |
| Zoning         | RMH-2               |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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