

# \$175,000 - 215 Grant Way, Fort McMurray

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MLS® #A2252399

**\$175,000**

3 Bedroom, 2.00 Bathroom, 1,204 sqft  
Residential on 0.10 Acres

Gregoire Park, Fort McMurray, Alberta

Welcome to 215 Grant Way, a property offering incredible potential with features that make it stand out in Gregoire Park. This home sits on a 4,169 sq ft lot that you own, close to green space and with access to the scenic Gregoire trail system.

The highlight of this property is the exterior space: RV parking through double gates, a driveway that accommodates multiple vehicles, as well as a covered back deck that provides a comfortable outdoor retreat.

Inside, the home welcomes you with an open-concept layout filled with natural light, laminate flooring, and neutral tones throughout. The kitchen offers ample cupboard and counter space, opening into a spacious dining and living area designed for easy family living. The primary bedroom features a walk-in closet and a 4-piece ensuite with a soaker tub. The two additional bedrooms are both of generous size. A 4-piece main bathroom and a designated laundry room with storage complete this home.

Conveniently located near schools, shopping, dining, and major roadways, including Highway 63, this home is a practical choice for those seeking value, space, and functionality in Fort McMurray. Don't miss out on this incredible homeownership opportunity! Call today to book your personal viewing.



Built in 2000

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2252399                |
| Price          | \$175,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,204                   |
| Acres          | 0.10                    |
| Year Built     | 2000                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

## Community Information

|             |               |
|-------------|---------------|
| Address     | 215 Grant Way |
| Subdivision | Gregoire Park |
| City        | Fort McMurray |
| County      | Wood Buffalo  |
| Province    | Alberta       |
| Postal Code | T9H 5J3       |

## Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Snow Removal                |
| Parking Spaces | 4                           |
| Parking        | Driveway, RV Access/Parking |

## Interior

|                   |                                  |
|-------------------|----------------------------------|
| Interior Features | Breakfast Bar, Walk-In Closet(s) |
| Appliances        | See Remarks                      |
| Heating           | Forced Air, Natural Gas          |
| Cooling           | None                             |
| Basement          | None                             |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Piling(s)       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 26                |
| Zoning         | RMH-2             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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