

# \$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

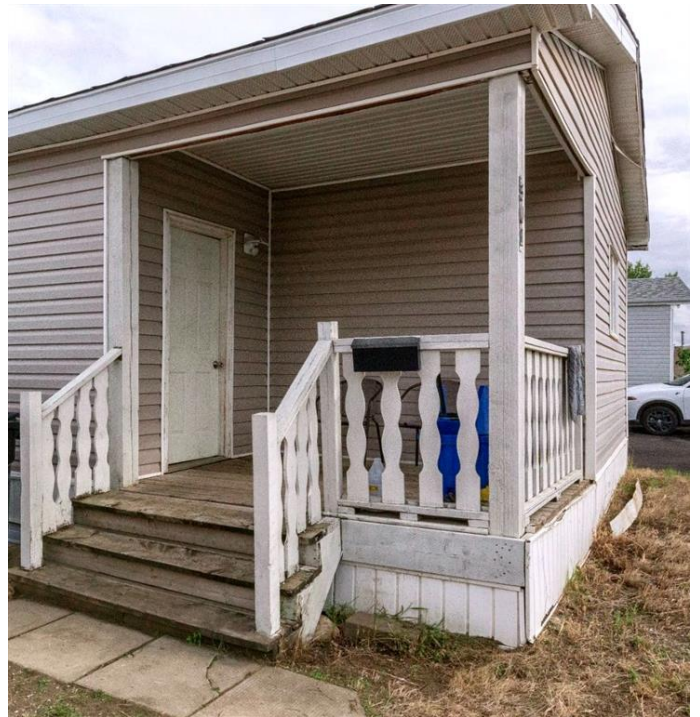
Short drive & walk to major amenities, including:

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 | 18                  |
| Zoning         | RMH-2               |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.