

**210 Grant Way  
Fort McMurray, Alberta**

**MLS # A2296683**



## \$220,000

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Side, Insulated, Outside, Owned, Paved, Single Gar		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Many Trees, N		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH-2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER

Welcome to this mobile home WITH DETACHED GARAGE offering space, functionality, and plenty of potential. Inside, you'll find a PRIMARY BEDROOM WITH WALK-IN CLOSET AND ENSUITE, plus TWO EXTRA-LARGE BEDROOMS on the opposite side of the home with a FULL BATHROOM TO SHARE. The SPACIOUS living room features wall paneling, while the dining area is bright with SKYLIGHTS. The kitchen includes an ISLAND and ample UPPER AND LOWER CABINETS for storage. The LAUNDRY ROOM is spacious and practical for everyday use. Step outside to enjoy your COVERED DECK, perfect for sipping coffee, reading, or watching kids play in the YARD. There are NO NEIGHBOURS BEHIND for added privacy, and parking is abundant with a PAVED FRONT DRIVEWAY FOR UP TO FOUR VEHICLES, plus REAR ACCESS TO A RAISED CONCRETE PAD and a 12X16 INSULATED AND WIRED GARAGE ideal for storage or hobbies. CONDO FEES ARE ONLY \$335 and include WATER AND TRASH REMOVAL. Located on the SOUTH SIDE OF THE CITY, this home is WALKING DISTANCE TO SCHOOLS AND PARKS and just MINUTES AWAY FROM RESTAURANTS including Tim Hortons and more. A great STARTER HOME offering comfort, convenience, and value in a desirable location. Call now!