



164 Grandview Crescent Fort McMurray Alberta

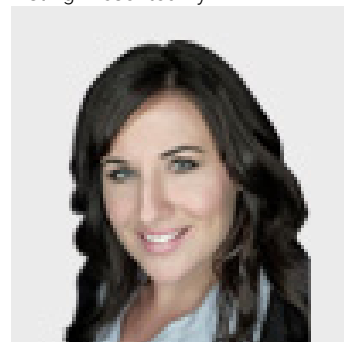
\$239,900

Welcome Home! 164 Grandview Crescent offers the perfect combination of comfort and convenience. Nestled on a lot that backs onto a green space, this property provides direct access to trails and a beautiful treeline--ideal for quickly getting your ATV onto the trails! Inside, you'll find 3 spacious bedrooms and 2 full bathrooms. The open living area flows seamlessly into the kitchen and dining space, making it ideal for entertaining or relaxing with loved ones. Outside, enjoy the added perks of a storage shed for all your tools and toys. You have ample parking for vehicles, including room for an RV or trailer. Located in the desirable community of Gregoire Park, you'll have convenient access to local amenities while enjoying the tranquility of nature right from your backyard. Hot water tank replaced in September 2022. Belly bag, heat trace and insulation replaced December 2024. Condo fees are only \$290. Don't miss this fantastic opportunity--schedule your showing today!** Seller is offering a credit of \$2500, at the vendor of your choosing, to replace the flooring in the home. (id:6769)

4pc Bathroom 8.17 Ft x 5.00 Ft
4pc Bathroom 9.08 Ft x 4.92 Ft
Bedroom 12.42 Ft x 8.25 Ft
Bedroom 8.17 Ft x 8.00 Ft
Dining room 7.67 Ft x 11.58 Ft

Foyer 6.17 Ft x 13.58 Ft
Kitchen 7.00 Ft x 20.08 Ft
Laundry room 7.42 Ft x 8.00 Ft
Living room 14.75 Ft x 15.25 Ft
Primary Bedroom 14.75 Ft x 15.25 Ft

Listing Presented By:



Originally Listed by:
EXP REALTY

RE/MAX

RE/MAX Fort McMurray

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