



## 206 Grant Way Fort McMurray Alberta

\$175,000

PRICED TO SELL! Imagine waking up in a cozy home that offers both comfort and style. Step inside 206 Grant Way and discover an inviting open-concept living space that seamlessly blends the kitchen, dining, and living rooms. With 1,210 square feet of beautifully designed space, this mobile home guarantees a harmonious living experience that feels both spacious and intimate. Whip up delightful dishes in the modern kitchen and host friends and family in the adjacent dining area. As you retreat to the primary bedroom, the generous walk-in closet awaits your fashion collections. Freshen up in the 4-piece ensuite, and rest easy knowing there's another 4-piece bathroom to accommodate family or guests. You'll appreciate the quality improvements made throughout the home. In 2020, the belly bag was replaced along with the addition of heat trace. Come 2023, it flaunted a refreshed deck, a charming front fence, and contemporary updates in paint & flooring. Outside, you'll marvel at the vast, fenced yard, perfect for summer BBQs or a quiet morning coffee. The highlight? An expansive heated shed, complete with wiring and a loft -- ideal for storage, hobbies, or your next DIY project. Plus, with no neighbours to the back, your privacy is assured. Location is everything! Nestled in Gregoire Park, this home sits close to top-notch schools, scenic parks, and convenient shopping spots. Commuting is a breeze with nearby transportation, and the welcoming neighbours make the community feel more like family. This home truly offers a perfect blend of tranquility and urban conveniences. Before you go, dive into the detailed floor plans and discover every sink, shower, and special feature this residence offers. Don't forget to explore the immersive 360° tour for a closer look. Inclusions to seal the deal: fridge, stove, dishwasher, washer, dryer, and window coverings. Are you ready to say yes to th...

4pc Bathroom Measurements not available

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Bedroom 2.82 M x 3.43 M

Bedroom 3.20 M x 2.34 M

Other 4.52 M x 2.49 M

Foyer 1.60 M x 3.41 M

Kitchen 2.77 M x 2.87 M

Laundry room 2.69 M x 1.68 M

Living room 4.52 M x 4.44 M

Other 1.75 M x 2.39 M

Primary Bedroom 4.52 M x 3.76 M

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://www.soldbymelanie.ca>

**RE/MAX**

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