

# \$229,000 - 164 Grandview Crescent, Fort McMurray

MLS® #A2190656

**\$229,000**

3 Bedroom, 2.00 Bathroom, 1,203 sqft  
Residential on 0.11 Acres

Gregoire Park, Fort McMurray, Alberta

Welcome Home! NEW flooring & baseboards throughout (Feb 2025), FRESHLY painted throughout (Feb 2025), New Toilets, Hot water tank replaced in September 2022, Belly bag, heat trace and insulation replaced December 2024. 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. Condo fees are only \$290. Don’t miss this fantastic opportunity—schedule your showing today!

Built in 2007

## Essential Information

MLS® #	A2190656
Price	\$229,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,203
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

Address	164 Grandview Crescent
Subdivision	Gregoire Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4H8

### **Amenities**

Amenities	Park, Parking, Playground, Snow Removal, Trash, Visitor Parking, Dog Park
Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected
Parking Spaces	2
Parking	Off Street, RV Access/Parking

### **Interior**

Interior Features	Ceiling Fan(s), Open Floorplan, Storage, Pantry
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Storage
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

## Additional Information

Date Listed	January 30th, 2025
Days on Market	83
Zoning	RMH-2

## Listing Details

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.