

# \$199,900 - 161 Grey Crescent, Fort McMurray

MLS® #A2256102

**\$199,900**

4 Bedroom, 2.00 Bathroom, 1,415 sqft

Residential on 0.03 Acres

Gregoire Park, Fort McMurray, Alberta

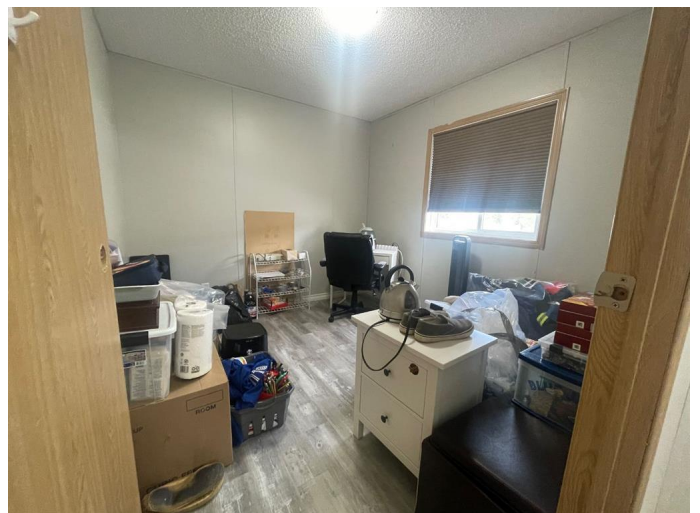
Welcome to 161 Grey Crescent. Step inside and be immediately impressed by the open and inviting layout of this home. The living room, dining area and kitchen flow seamlessly together and the kitchen offers plenty of cupboard and counter space. The primary bedroom is a fair size with a walk-in closet and a private ensuite for your convenience. There are three additional bedrooms where one can be used as a den/office or even a small play area for kids's™ toys. Updates in this modular include a newer hot water tank and vinyl flooring throughout.

The yard is fully fenced ideal for children or pets with two storage sheds in the back, a large deck and copious amount of space to relax. There is also a spacious private parking pad out front which can fit up to three vehicles. This home is perfectly located just steps away from a playground, baseball field, green space, shopping and schools. With a little love, you can make this place your home. Don't™ miss out, book a showing with your favorite realtor today!

Built in 2006

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2256102  |
| Price     | \$199,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |              |
|----------------|--------------|
| Full Baths     | 2            |
| Square Footage | 1,415        |
| Acres          | 0.03         |
| Year Built     | 2006         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 161 Grey Crescent |
| Subdivision | Gregoire Park     |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9H 2N4           |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Park, Parking, Party Room |
| Parking Spaces | 3                         |
| Parking        | Parking Pad               |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, Walk-In Closet(s) |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer              |
| Heating           | Forced Air                                        |
| Cooling           | None                                              |
| Basement          | None                                              |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Yard, Storage       |
| Lot Description   | Back Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Other, Block                |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 40                   |

Zoning

RMH-2

## **Listing Details**

Listing Office

3% REALTY FORT MCMURRAY

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