



**301 Grenfell Crescent , Fort McMurray, Alberta - \$89,900**



Main Photo

## Property Description

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Most affordable Home for Sale in Gregoire Park, Fort McMurray

Prime Location | Great Value | Investment Opportunity

Welcome to this well-maintained modular home located in the highly sought-after Gregoire Park community of Fort McMurray. Whether you're a first-time homebuyer, investor, or a commuter looking for convenience, this property checks all the boxes!

Property Highlights:

3 Bedrooms | 2 Bathrooms

Open-concept layout with spacious living room and kitchen

Primary bedroom includes an ensuite and walk-in closet

Large lot with private driveway and storage shed

Low-maintenance yard, ideal for busy professionals or renters. Location, Location, Location:

Situated in Gregoire Park – a quiet, friendly, and established neighborhood

Minutes to Highway 63 – perfect for commuters heading north or south

Close to Fort McMurray International Airport – ideal for frequent travelers

Short drive & walk to major amenities, including:

Shopping centers

Restaurants

Schools

Parks and trails

Public transit stops

A Smart Investment:

This property offers affordable homeownership in one of Fort McMurray's most convenient locations. With low property taxes, low condo fees, and strong rental potential, it's an excellent opportunity for:

Real estate investors

Oil sands workers seeking staff housing

Buyers looking to downsize or simplify

Don't miss out! Homes in this area don't last long. Contact me today to schedule a private showing or learn more.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>



*Courtesy Of: People 1st Realty*



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