

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

MLS® #A2253494

\$89,900

3 Bedroom, 2.00 Bathroom, 1,292 sqft
Residential on 0.10 Acres

Gregoire Park, Fort McMurray, Alberta

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 â€” a quiet, friendly,
and established neighborhood

Minutes to Highway 63 â€” perfect for
commuters heading north or south

Close to Fort McMurray International Airport
â€” ideal for frequent travelers

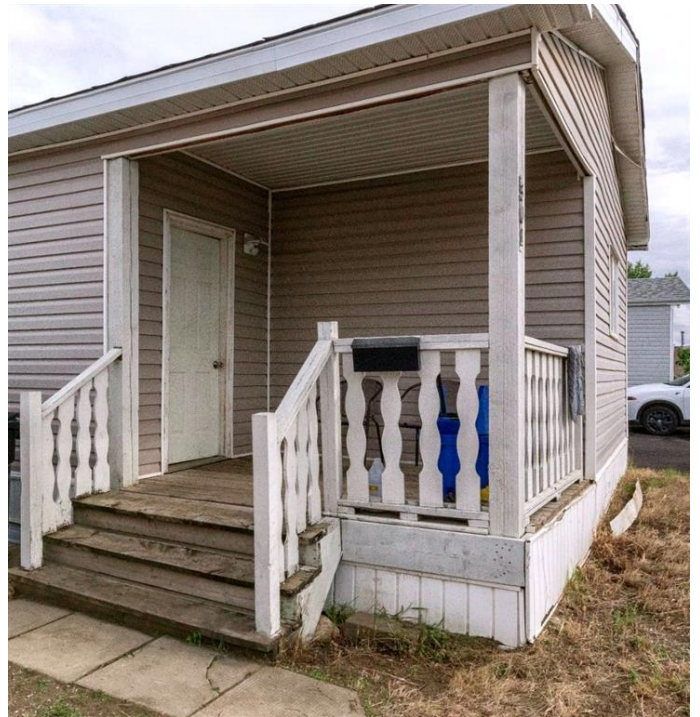
Short drive & walk to major amenities,
including:

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.

Built in 1981

Essential Information

MLS® #	A2253494
Price	\$89,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,292
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	301 Grenfell Crescent
Subdivision	Gregoire Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2M6

Amenities

Amenities	None
-----------	------

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Built-in Features
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Standard
Cooling	None
Basement	None

Exterior

Exterior Features	Storage
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	None

Additional Information

Date Listed	September 5th, 2025
Days on Market	9
Zoning	RMH-2

Listing Details

Listing Office	People 1st Realty
----------------	-------------------

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