

# **\$379,900 - 144 Grey Owl Place, Fort McMurray**

MLS® #A2191172

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,527 sqft

Residential on 0.13 Acres

Gregoire Park, Fort McMurray, Alberta

Welcome to your new home! This home is situated in a cul de sac, with parking in the center, for all visitors! Placed on a fully fenced pie-shaped lot, backing onto greenspace makes this home the perfect home for a growing family. If sitting outside around a fire pit is something you enjoy doing, there is even a spot for your firepit behind the garage! Double Heated Garage, wired for 220 amp, a driveway that has room enough for a boat and a truck! Plus a 12 x 16 Shed in the back corner of the yard! Recently completed asphalt paved driveway! The owners take pride in their home and it shows, it's in pristine shape! With no neighbors on one side (side of the garage) to a quiet cul de sac, you couldn't ask for a better location. Inside you'll find a large bedroom at the front of the home, the full and very spacious main bathroom with a second bedroom, open concept living, living room, dining room, and kitchen make it easy for entertaining and always being part of the conversations! The kitchen has plenty of counter space, cupboards, and natural light. Onto the back entrance of the home where you'll find the laundry and furnace (replaced chimney, motherboard/sensors in Furnace January 2025), with entrance to the backyard. The primary bedroom is at the back of the home, where it's quiet, with a very large full ensuite and walk-in closet! From the location, garage & yard to the spacious bathrooms, and pristine shape of this home, it's a must-see!



Built in 2009

### Essential Information

MLS® #	A2191172
Price	\$379,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,527
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

### Community Information

Address	144 Grey Owl Place
Subdivision	Gregoire Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2P1

### Amenities

Amenities	None
Parking Spaces	3
Parking	Double Garage Detached, Heated Garage, Concrete Driveway
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Electric Stove, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Pie Shaped Lot
Roof	Asphalt
Construction	Metal Frame
Foundation	None

**Additional Information**

Date Listed	February 1st, 2025
Days on Market	102
Zoning	RMH-2

**Listing Details**

Listing Office	RE/MAX Connect
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