

# \$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        | Concrete Driveway, Double Garage Detached, Heated Garage |
| # of Garages   | 1  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, 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 | 134                |
| Zoning         | RMH-2              |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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.