



THE
A-TEAM

**RE/MAX
FIRST**

84 ASPEN Crescent, Gregoire Lake Estates T9H 5S1

MLS®#: **A2073241**

Area: **Gregoire Lake
Estates**

Listing Date: **08/15/23**

List Price: **\$349,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$45k, 07-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Gregoire Lake
Estates**
Year Built: **1979**

Lot Information

Lot Sz Ar: **15,000 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind**
Park Feat: **Double Garage Detached**

DOM

267
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **1 and Half Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic System**
Ext Feat: **Fire Pit,Garden,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Ceramic Tile,Laminate,Vinyl Plank**
Water Source: **See Remarks**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **High Ceilings,Natural Woodwork,Vaulted Ceiling(s)**
Utilities: **Electricity Connected,Fiber Optics Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`1" x 17`4"
Foyer	Main	7`8" x 7`6"
4pc Bathroom	Main	6`4" x 7`4"
Laundry	Main	6`4" x 7`9"
2pc Bathroom	Second	4`7" x 4`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`7" x 9`10"
Bedroom	Main	15`1" x 7`9"
Dining Room	Main	16`5" x 9`10"
Furnace/Utility Room	Main	5`9" x 3`9"
Bedroom - Primary	Second	9`6" x 17`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
CR

4480RS

Remarks

Pub Rmks:

Welcome to 84 Aspen Cresnet located in the charming and family friendly Gregoire Lake Estates! As you enter the community you will feel the instant urge to stay and enjoy all the outdoor beauties it has to offer. With close proximity to the beach and the lake you can enjoy paddle boarding, boating, scenic walks and so much more, a one of a kind lifestyle for you and your family! Move in ready fully landscaped, fully developed with an updated kitchen, and newly renovated updates all through out, this home is sure to catch your heart. New shingles, hot water tank and windows from 2019! Entering the home, you are welcomed by vaulted ceilings with sky lights to draw in natural light giving the living room with the coziest feeling. The wooden features are a cabin like feel with all the advantages of a home. The kitchen has a bright and airy feel and a perfect built in dinning area for all your family meals. Upstairs you will find the open concept hallway leading into your primary bedroom with an amazing walk out balcony overlooking the property that will be your favourite spot to start your day! Heading outside to the large newly fenced backyard that has no shortage of parking for all your toys, RV, or trailers there is your double detached heated garage. Additional storage space in the shed! Weather you're looking for a primary residence or a home-away-from-home, this is a perfect spot to see and make yours today.

Inclusions:
Property Listed By:

**Shed, Hot tub
EXP REALTY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









