



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**82 ASPEN Crescent, Gregoire Lake Estates T9H 5S1**

MLS® #: **A2098084**

Area: **Gregoire Lake  
Estates**

Listing Date: **12/19/23**

List Price: **\$389,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Gregoire Lake  
Estates**  
Year Built: **1998**

Lot Information

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

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft: **1,811**  
Low Sqft:  
Ttl Sqft: **1,811**

DOM

**142**

Layout

Beds: **3 (3 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **14**  
Garage Sz: **2**

**Back Yard,Backs on to Park/Green Space,Front Yard,Greenbelt,No Neighbours Behind,Landscaped,Treed  
Additional Parking,Concrete Driveway,Double Garage Detached,Garage Faces Front,Off Street,RV  
Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Hardwood,Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Ceiling Fan(s),Closet Organizers,Kitchen Island,Pantry,Skylight(s),Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

| Room              | Level | Dimensions     |
|-------------------|-------|----------------|
| 4pc Bathroom      | Main  | 5`0" x 12`5"   |
| Bedroom           | Main  | 14`2" x 10`0"  |
| Dining Room       | Main  | 15`0" x 13`0"  |
| Laundry           | Main  | 6`0" x 10`1"   |
| Bedroom - Primary | Main  | 14`1" x 14`11" |
| Kitchen           | Suite | 10`6" x 9`1"   |
| 3pc Bathroom      | Suite | 3`6" x 8`3"    |

| Room                 | Level | Dimensions    |
|----------------------|-------|---------------|
| 4pc Ensuite bath     | Main  | 9`1" x 9`10"  |
| Bedroom              | Main  | 10`7" x 12`5" |
| Kitchen              | Main  | 15`0" x 18`9" |
| Living Room          | Main  | 14`2" x 22`8" |
| Walk-In Closet       | Main  | 4`8" x 11`2"  |
| Living Room          | Suite | 10`6" x 20`1" |
| Furnace/Utility Room | Suite | 3`2" x 2`8"   |

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**CR**

**4480RS**

Remarks

Pub Rmks: **YOUR CHANCE TO LIVE AT THE LAKE! HUGE 25'x31' DETACHED GARAGE + 2-STOREY GUEST HOUSE INCLUDED! BACKING ONTO GREENBELT! Welcome to the serene community of Gregoire Lake Estates, located just 25 minutes out of Fort McMurray, 7 minutes to Gregoire Lake Provincial Park's main beach, and 13 minutes to Anzac. Enjoy boating and swimming at the lake in summer, then snowmobiling in the winter. Outdoor enthusiasts will find endless activities! 82 Aspen Crescent is beautifully landscaped with an extra-long driveway, making it the perfect spot to store a boat, RV, trailer, or quads. Backing onto greenbelt means no back neighbours! This lovely property is unique because it has an extra guest house in the backyard (fully detached) which features 2 levels with an upper balcony, full kitchen, dining/living room, family room, bedroom, and bathroom with shower. The main house is a LARGE 1,811sqft bungalow featuring vaulted ceilings and 3 bedrooms. The very spacious kitchen features a large island, in-wall oven, desk area, tons of cabinet space, and step-in pantry. The dining room is located off the kitchen and features lots of windows and patio doors that lead to the beautiful side deck. The sunken living room features a gas fireplace and hardwood flooring. The primary bedroom features access to the gorgeous side deck, a HUGE WALK-IN CLOSET, and ensuite bathroom with soaker tub and shower. The other two bedrooms are located on the other side of the property, next to the second full bathroom with tub/shower combo. The laundry room features a sink and is located next to the entrance from the driveway and garage, making a perfect mudroom. The oversized detached garage features a workbench and lots of room to work and/or play! This is your opportunity to have the outdoor lifestyle you have been wanting - book your showing before it's gone! Property being sold "as is where is". Seller makes no warranties or representations.**

Inclusions: **AS IS WHERE IS UPON POSSESSION**  
Property Listed By: **RE/MAX FIRST**

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







0 4 8 ft PREPARED: 2023/12/15

While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification













82 Aspen Crescent, Anzac, AB

Guest House: Total Exterior Area Above Grade 845.17 sq ft



0 2 4 8

PREPARED: 2023/10/16

While regions are included from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

GUIDE

