



THE
A-TEAM

**RE/MAX
FIRST**

22 GREGOIRE Avenue, Gregoire Lake Estates TOP 1J0

MLS® #: **A2102529**

Area: **Gregoire Lake
Estates**

Listing Date: **01/19/24**

List Price: **\$330,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 03-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Gregoire Lake
Estates**
Year Built: **1980**

Finished Floor Area

Abv Sqft: **1,884**
Low Sqft:
Ttl Sqft: **1,884**

Lot Information

Lot Sz Ar: **14,810 sqft**
Lot Shape:

Access:

Lot Feat: **Level**
Park Feat: **Double Garage Attached**

DOM

110
Layout
Beds: **4 (4)**
Baths: **2.0 (2 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **8**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Natural Gas,Wood Stove**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame,Wood Siding**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Piling(s)**
Dishwasher,Double Oven,Dryer,Electric Cooktop,Freezer,Microwave,Refrigerator,Washer/Dryer,Window Coverings

Kitchen Appl: **Dishwasher,Double Oven,Dryer,Electric Cooktop,Freezer,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	5`9" x 7`9"	Bedroom	Main	11`8" x 8`7"
Bedroom	Main	15`8" x 7`8"	Bedroom	Main	7`4" x 10`10"
Kitchen	Main	12`2" x 14`1"	Laundry	Main	7`6" x 10`6"
Living Room	Main	25`1" x 15`5"	Mud Room	Main	9`8" x 9`11"
Storage	Main	5`4" x 3`3"	4pc Bathroom	Second	7`1" x 10`3"

Bedroom - Primary	Second	18`0" x 10`3"	Walk-In Closet Legal/Tax/Financial	Second	10`9" x 9`9"
Title: Fee Simple		Zoning: CR			
Legal Desc:		4480RS			
Remarks					
Pub Rmks:		Discover the charm of lakefront living in this adorable 4-bedroom home with 2 updated bathrooms. A beautiful kitchen, vaulted ceiling living room, a wood fireplace, and big bright windows on the main floor. A double attached garage and main floor laundry are just two more great features in this charming home. Nestled in a picturesque community, this residence offers not just a house, but a lifestyle. Enjoy the tranquility of your large yard, perfect for gardening or outdoor gatherings. With four bedrooms, there's ample space for the whole family. This is your opportunity to own a piece of serenity in a delightful lakefront setting - welcome to your new home!"			
Inclusions:		shed, play house			
Property Listed By:		RE/MAX FORT MCMURRAY			

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





