



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**164 GRESFORD Place, Fort McMurray T9H 2P2**

MLS®#: **A2114118**

Area: **Gregoire**

Listing Date: **03/14/24**

List Price: **\$149,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$10k, 12-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1996**

Lot Information

Finished Floor Area

Lot Sz Ar:

**55,541 sqft**

Lot Shape:

Abv Sqft:

**1,103**

Low Sqft:

Ttl Sqft:

**1,103**

DOM

**63**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Mobile**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Cul-De-Sac**

**Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Wood Frame**

Flooring:

**Laminate**

Water Source:

Fnd/Bsmt:

**None**

Kitchen Appl:

**See Remarks**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room

**Bedroom**

**Living Room**

**Bedroom - Primary**

**4pc Bathroom**

Level

**Main**

**Main**

**Main**

**Main**

Dimensions

**14`8" x 8`0"**

**14`8" x 14`7"**

**14`8" x 13`0"**

Room

**Bedroom**

**Kitchen**

**Storage**

**4pc Bathroom**

Level

**Main**

**Main**

**Main**

**Main**

Dimensions

**8`0" x 10`8"**

**14`8" x 13`0"**

**15`3" x 19`4"**

Legal/Tax/Financial

Condo Fee:  
**\$290**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RMH-2**

Legal Desc: **9924071**

Remarks

Pub Rmks: **Located on a larger than average corner lot in a cul-de-sac off the main road with extra visitor parking. This property features 3 bedrooms, 2 bedrooms and laminate flooring. Outside the oversized yard offers a ground level deck and 2 sheds, one that is 15' x 19' with an overhead door and a second storage shed. SOLD AS IS WHERE IS!**

Inclusions: **SOLD AS IS WHERE IS**

Property Listed By: **RE/MAX FORT MCMURRAY**

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







