



THE
A-TEAM

**RE/MAX
FIRST**

305 GREGOIRE Crescent, Fort McMurray T9H2L6

MLS® #: **A2121629**

Area: **Gregoire**

Listing Date: **04/10/24**

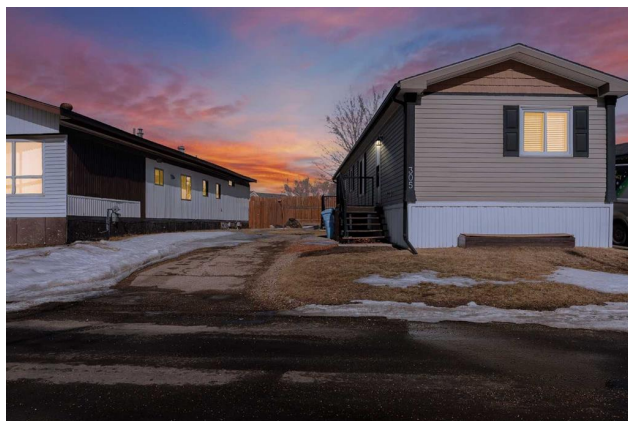
List Price: **\$189,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2013

Lot Information

Finished Floor Area

Lot Sz Ar:

4,255 sqft

Lot Shape:

Abv Sqft:

1,207

Low Sqft:

Ttl Sqft:

1,207

DOM

39

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Mobile

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Few Trees,Front Yard,Interior Lot,Square Shaped Lot
Driveway,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Storage**

Construction:

Mixed,Vinyl Siding

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

See Remarks

Int Feat:

Ceiling Fan(s),Chandelier,Closet Organizers,High Ceilings,Laminate Counters,Open Floorplan,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	9`4" x 5`1"
Bedroom	Main	9`1" x 11`4"
Foyer	Main	8`10" x 13`4"
Living Room	Main	14`9" x 15`6"
Laundry	Main	10`1" x 6`9"

Room	Level	Dimensions
4pc Bathroom	Main	5`1" x 7`10"
Bedroom	Main	10`0" x 9`6"
Kitchen With Eating Area	Main	14`9" x 13`0"
Bedroom - Primary	Main	14`8" x 12`2"

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-2

Legal Desc: **9924071**

Remarks

Pub Rmks: **Welcome to 305 Gregoire Crescent located in Gregoire Park near Highway 63. This AFFORDABLE & MOVE-IN READY Moduline mobile was built in 2013 & features 1207 sqft including 3 beds, 2 baths and OPEN CONCEPT floor plan. As you enter the main living space, the family room & kitchen flow seamlessly, featuring tall ceilings, multiple windows and a gas FIREPLACE. Nicely tucked away in therear of the home is the private MASTER SUITE with a WALK-IN CLOSET & 3pc ENSUITE. The opposite end of the home features 2 good-sized bedrooms & a shared 4pc bath with a tub/shower combo. To finish off the interior, there is a laundry/utility room providing additional storage space. The exterior of the home has GREAT CURB APPEAL, is in good condition, and has enough space to park 3 vehicles. This property is LOCATED NEAR ALL AMENITIES including schools, parks, and walking trails. Condo fees are \$290.00 per month and include professional management fees, common property maintenance, water, sewer and trash. Schedule a showing today! No representations or warranties are made.**

Inclusions:
Property Listed By: **KIC Realty**

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





