



THE
A-TEAM

**RE/MAX
FIRST**

368 GREY Crescent, Fort McMurray T9H 2N8

MLS® #: **A2128560**

Area: **Gregoire**

Listing Date: **05/02/24**

List Price: **\$175,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1974

Lot Information

Lot Sz Ar:

4,817 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,106

Low Sqft:

Ttl Sqft:

1,106

DOM

17

Layout

Beds:

3 (3)

Baths:

1.0 (1 0)

Style:

Mobile

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

See Remarks

Off Street

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

None

Construction:

See Remarks

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Block

Kitchen Appl:

See Remarks

Int Feat:

Double Vanity,Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`10" x 13`4"	Eat in Kitchen	Main	9`2" x 13`3"
Bedroom	Main	9`5" x 18`11"	Bedroom	Main	10`3" x 13`3"
Dining Room	Main	7`0" x 13`0"	Entrance	Main	8`11" x 9`8"
Bedroom - Primary	Main	10`9" x 13`3"	5pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$290	Fee Simple	RMH-2

	Fee Freq:
	Monthly

Legal Desc: **9924071**

Remarks

Pub Rmks:	Value Packed Home! This 3 bedroom, 1 bath charmer is the perfect rental or starter home. Tucked away on Grey Cres in Gregoire Park is a beautiful only minutes to highway 63, downtown, schools, shopping, dog park and all amenities. There are 3 good size bedrooms and spacious bathroom with dual sinks. Beautiful French Garden doors lead you to a side deck that overlooks your yard, where you can sit, relax and enjoy that BBQ with family and friends. The kids can play in the fenced in yard and for those boys with toys, you can enjoy a 16' x 22' shed with overhead door, for those boys and gals with toys! A bit of personal touches and you will LOVE to call this place your home. Immediate possession. Call now to view. Home is sold as is, where is.
Inclusions:	fridge, stove, washer/dryer, all furniture
Property Listed By:	RE/MAX FORT MCMURRAY

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







