



THE
A-TEAM

**RE/MAX
FIRST**

160 GREGOIRE Crescent, Fort McMurray T9H 2L4

MLS® #: **A2148693** Area: **Gregoire** Listing Date: **07/13/24** List Price: **\$134,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$15k, 14-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **2001** Abv Sqft: **869**
Lot Information Low Sqft:
 Lot Sz Ar: **4,149 sqft** Ttl Sqft: **869**
 Lot Shape:

DOM

161
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Modular Home**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Front Yard,Landscaped**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Yard,Storage** Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),Laminate Counters,Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	21`1" x 13`0"	Kitchen With Eating Area	Main	12`6" x 13`0"
Bedroom - Primary	Main	11`2" x 10`4"	Bedroom	Main	10`1" x 11`5"
Laundry	Main	7`4" x 9`6"	4pc Bathroom	Main	5`3" x 9`0"

Legal/Tax/Financial

Condo Fee:
\$275

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-2

Legal Desc: **9924071**

Remarks

Pub Rmks: **Price adjusted 20k!!! Cuteness overload and with a rustic feel. The list of renovations over the years will leave you feeling very excited knowing the time and TLC that has been put into this home and it shows when you walk through the front door. This home has great curb appeal with a lovely lilac tree out front. The fence and new gate will give you plenty of room to move your toys in and out of the spacious yard which includes a shed that was bought in 2022. The front and back steps along with the roof were replaced in 2021. Both front and back door were replaced in 2023. Let's step inside and check out the recent work that has been completed. . All the flooring has been replaced throughout. Fresh paint and wainscoting has been added along with a brand new fridge, stove, dishwasher and we won't forget the microwave. The open concept living area is bright, spacious and has plenty of room for the big screen. Cupboard and counter space is plenty and such a bonus especially if you love spending time in the kitchen.. This home is a great starter home with 2 bedrooms and 1 bath. It's move in ready and know you will appreciate the work that has been put in to making this a comfortable home. Gregoire Park is a family oriented community with lots of room to play including a playground and large field to kick a soccer ball around. School is close by along with a grocery store, restaurants, corner store and gas stations. Also just a hop skip and jump to the ski hill or highway 63 for a quick getaway to the city. The price includes the modular and the land. Don't just do a drive by, come in and check out all the Reno's and make a plan to start moving. A quick possession is available.**

Inclusions: **N/A**
Property Listed By: **3% REALTY FORT MCMURRAY**

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





