



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**160 GREGOIRE Crescent, Fort McMurray T9H 2L4**

MLS® #: **A2148693**

Area: **Gregoire**

Listing Date: **07/13/24**

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

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 29-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2001**  
Lot Information  
Lot Sz Ar: **4,149 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **869**  
Low Sqft:  
Ttl Sqft: **869**

DOM

**65**  
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**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard,Storage**

Construction: **Vinyl Siding**  
Flooring: **Vinyl**  
Water Source:  
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>
<b>Living Room</b>	<b>Main</b>	<b>21`1" x 13`0"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`6" x 13`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 10`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 11`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`4" x 9`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`3" x 9`0"</b>

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**