



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**132 GREGOIRE Crescent, Fort McMurray T9H2L2**

MLS® #: **A2155223**

Area: **Gregoire**

Listing Date: **08/04/24**

List Price: **\$249,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1997**  
Lot Information  
Lot Sz Ar: **4,275 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,198**  
Low Sqft:  
Ttl Sqft: **1,198**

DOM

**108**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Mobile**

Parking

Ttl Park: **3**  
Garage Sz:

Access:  
Lot Feat: **Standard Shaped Lot,See Remarks**  
Park Feat: **Front Drive,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding**  
Flooring: **Laminate,Linoleum,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Block**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Water Heater,Range Hood,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Jetted Tub,Open Floorplan,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 14`8"</b>	<b>Eat in Kitchen</b>	<b>Main</b>	<b>14`2" x 14`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 9`2"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 8`6"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`0" x 7`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 12`5"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$290

Fee Simple

RMH-2

Fee Freq:

Monthly

Legal Desc: 9924071

Remarks

Pub Rmks: **Welcome to 132 Gregoire cres, Renovated throughout and ready for new owners. This 3 bedroom 2 bathroom mobile sits on its own land. Open concept and bright, this beautiful mobile boasts Luxury vinyl plank flooring in Primary bedroom & NEW Laminate flooring in Kitchen , Dinette, Livingroom & Front Entrance , S/S appliances, Central Air conditioner, shed . This beautiful modular has 2 bedrooms at front both features a walk in closet & laminate flooring. a full 4 pcs. bathroom. Open concept Kitchen & Living room featuring a gas fire place with mantel, 3 large windows allowing the beautiful sun to shine in, Bright white kitchen with loads of cabinets & counter space, 2 sky lights & extra pantry cabinets. Separate laundry area with lots of extra cabinets for storage , front load washer & dryer. Spacious Primary bedroom boasting LVP flooring with large closet & full Ensuite featuring corner Jet tub & stand up shower. Large front deck, Shed, Tandem driveway . All appliances included, all window coverings. Immediate possession. call today for your personal showing**

Inclusions: Central air, Shed,  
Property Listed By: COLDWELL BANKER UNITED

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







