



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** Finished Floor Area
 Year Built: **1997** Abv Sqft: **1,198**
Lot Information Low Sqft:
 Lot Sz Ar: **4,275 sqft** Ttl Sqft: **1,198**
 Lot Shape:

DOM

139
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

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

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-2

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





