



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

MLS® #: **A2155435** Area: **Gregoire** Listing Date: **08/06/24** List Price: **\$264,900**  
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **4,743 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,513**  
 Low Sqft:  
 Ttl Sqft: **1,513**

DOM

**106**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.0 (2 0)**  
 Style: **Double Wide Mobile Home**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard, No Neighbours Behind, Landscaped, Level, Rectangular Lot, Zero Lot Line**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Storage**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**  
 Int Feat: **Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`0" x 18`8"	Dining Room	Main	10`8" x 8`1"
Kitchen	Main	10`7" x 20`0"	Bedroom - Primary	Main	15`5" x 13`4"
3pc Ensuite bath	Main	10`7" x 5`0"	Laundry	Main	7`9" x 8`10"
Bedroom	Main	8`6" x 9`8"	Bedroom	Main	11`1" x 8`4"
Bedroom	Main	4`10" x 9`7"	3pc Bathroom	Main	8`9" x 6`7"

Legal/Tax/Financial

Condo Fee:  
**\$270**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RMH-2**

Legal Desc: **9924071**

Remarks

Pub Rmks: **Welcome to 280 Gregoire Crescent - a spacious, 1,513 square foot double-wide mobile home featuring an open layout with a rare find: 4 bedrooms and 2 full bathrooms. Move-in ready, it boasts vaulted ceilings in the cozy living room with updated laminate flooring. The functional layout makes the most of the available space, perfect for a growing family. The kitchen is well-equipped with stainless steel appliances, ample cupboard and cabinetry space, and plenty of counter space for all your needs. The master bedroom offers a walk-in closet and a full ensuite for your comfort. Enjoy the privacy of a spacious yard with no neighbors behind, and the convenience of easy access to a nearby elementary school, parks, restaurants and more! Additional features include air conditioning and a detached shed for extra storage. All that's left to do is move in and make it your own. Call to book your viewing today!**

Inclusions: **Refrigerator, Stove, Dishwasher, OTR Microwave, Washer, Dryer, All Existing Window Coverings, AC Unit, Detached Shed**

Property Listed By: **EXP REALTY**

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









