



THE
A-TEAM

**RE/MAX
FIRST**

75 GREGOIRE Avenue, Gregoire Lake Estates TOP 1J0

MLS®#: **A2158798**

Area: **Gregoire Lake Estates**

Listing Date: **08/19/24**

List Price: **\$299,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$21k, 19-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Gregoire Lake Estates**
City/Town: **1984**

Finished Floor Area
Abv Sqft: **1,160**
Low Sqft:
Ttl Sqft: **1,160**

DOM

124
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Year Built:

15,000 sqft

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **10**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Lawn,Landscaped,Many Trees,Private,Rectangular Lot Heated Garage,Off Street,RV Access/Parking,Triple Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Other,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Combination,Other**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer Stacked**
Int Feat: **Ceiling Fan(s),High Ceilings,Laminate Counters,Tray Ceiling(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	22`0" x 20`0"
Dining Room	Main	38`5" x 23`4"
Kitchen	Main	28`6" x 31`6"
Bedroom	Main	32`2" x 32`10"
Furnace/Utility Room	Main	38`9" x 25`11"

Room	Level	Dimensions
Bedroom - Primary	Main	36`1" x 31`10"
Family Room	Main	77`5" x 36`5"
Living Room	Main	32`2" x 32`10"
Loft	Second	43`0" x 27`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4480RS

Zoning:
CR

Remarks

Pub Rmks: **Looking for a place in a quiet location that offers tranquil living? Look no further! Situated on a HUGE 15,000 sq. ft. lot, 75 Gregoire Avenue offers you exactly that! Enjoy Lake Life living in beautiful Gregoire Lake Estates. This home offers 2 bedrooms, 1 bath, family room with a wood-burning fire place to keep your tootsies warm in the winter! High ceiling, beautiful spiral staircase leading to your loft that can also be used for a 3rd bedroom. It has seen some upgrades over the years including new siding, shingles and window (2016), New furnace (2008), water and sewer service on a regular interval basis with potable water (1600 gallon tank) and septic (2500 gallon holding tank). You also now have the option to hook up to RMWB's rural water and sewer servicing. Here's more! You and your kids will enjoy the freedom to run around in the yard, firepit, and BBQ on the back deck. Did I mention the huge triple car garage with IN FLOOR HEATING! Tons of parking here including RV parking! Take advantage of this opportunity to live in Gregoire Lake Estates! Call today!**

Inclusions:
Property Listed By: **BBQ
RE/MAX FORT MCMURRAY**

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





