



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: **\$319,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

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

**30**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar: **15,000 sqft**  
Lot Shape:

Parking  
Ttl Park: **10**  
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Many Trees,Private,Rectangular Lot**  
Park Feat: **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: **Wood**

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

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

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**4480RS**

Zoning:  
**CR**

Remarks

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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**

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