



THE
A-TEAM

**RE/MAX
FIRST**

157 GREGOIRE Crescent, Fort McMurray T9H 2L5

MLS® #: **A2162139**

Area: **Gregoire**

Listing Date: **09/05/24**

List Price: **\$324,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2008**
Lot Information
Lot Sz Ar: **6,562 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,458**
Low Sqft:
Ttl Sqft: **1,458**

DOM

76
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Mobile**

Parking

Ttl Park: **6**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space,Front Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot,See Remarks
Driveway,RV Access/Parking,See Remarks

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Covered Courtyard,Fire Pit,Storage**

Construction: **Mixed**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Block**

Kitchen Appl: **See Remarks**
Int Feat: **Closet Organizers,Crown Molding,High Ceilings,Laminate Counters,Open Floorplan,Pantry,See Remarks,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	13`0" x 9`3"
Dining Room	Main	8`8" x 11`2"
Laundry	Main	9`8" x 8`8"
Bedroom - Primary	Main	13`2" x 12`8"

Room	Level	Dimensions
4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	13`3" x 9`6"
Kitchen	Main	10`1" x 12`0"
Living Room	Main	18`9" x 18`8"

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-2

Legal Desc: **9924071**

Remarks

Pub Rmks: **Welcome to 157 Gregoire Crescent; an immaculately maintained & updated THREE BEDROOM home in a great location. Featuring brand new flooring, updated wall paneling & crown moulding and black stainless appliances this home feels brand new! With high ceilings and an overall warmth this home is spacious and inviting. At the front of the home you'll find two good sized bedrooms and main full bathroom. The living room is spacious offering room for comfy furniture. The kitchen & dining space are bright & open with plenty of cupboards & a pantry for storage. There is a designated laundry & storage area conveniently located off the rear entrance and just stea from the primary bedroom. Find yourself at home in this spacious primary suite, complete with walk in closet & ensuite with soaker tub. This property sits next to the access to the local pathways and backs onto a great playground; leaving you with only one direct neighbour. The property is well manicured with beautiful landscaping and a stamped concrete walkway leading to a backyard oasis; the perfect place to entertain or simply unwind. The very generous, oversized driveway allows for plenty of parking, including the RV! This stunning property has so much to offer and must be seen; pride of ownership really shines through here. Be sure to book your private tour today!**

Inclusions: **fridge, stove, otr microwave, dishwasher, washer, dryer, shed, window coverings**
Property Listed By: **EXP REALTY**

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

















