



THE
A-TEAM

**RE/MAX
FIRST**

368 GREGOIRE Crescent, Fort McMurray T9H2L7

MLS® #: **A2163219** Area: **Gregoire** Listing Date: **09/05/24** List Price: **\$240,000**
 Status: **Pending** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **7,498 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,217**
 Low Sqft:
 Ttl Sqft: **1,217**

DOM

13
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Mobile**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Private**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Block**

Kitchen Appl: **See Remarks**
 Int Feat: **Jetted Tub,Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`0"	4pc Ensuite bath	Main	9`11" x 6`3"
Bedroom	Main	9`6" x 7`8"	Bedroom	Main	9`6" x 11`4"
Kitchen	Main	14`9" x 17`9"	Living Room	Main	14`9" x 14`0"
Bedroom - Primary	Main	14`9" x 11`3"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$290

Fee Simple
Fee Freq:
Monthly

RMH-2

Legal Desc: 9924071

Remarks

Pub Rmks: **MASSIVE 23 ft X 29ft HEATED GARAGE! PLUS AN ADDITIONAL SHED WITH AN UPSTAIRS LOFT, RV PARKING, OVER 7000 SQ/FT LOT. Welcome to 368 Gregoire Cres. This 3 bedroom mobile with boasts open concept living starting with its kitchen that comes with an island and ample counter and cabinet space. The kitchen looks ono the spacious living room area which is sure to have room to fit the entire family. Bedrooms include the large primary which comes with an ensuite bathroom and walk in closet. There are 2 additional bedrooms each with their own walk-in closet at the opposite end of the home. PARKING is a bonus with the long Asphalt driveway and massive garage. Call now to book your personal showing.**

Inclusions: N/A
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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







