



THE
A-TEAM

**RE/MAX
FIRST**

368 GREY Crescent, Fort McMurray T9H 2N8

MLS®#: **A2165085**

Area: **Gregoire**

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

List Price: **\$139,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1974**

Finished Floor Area
Abv Sqft: **1,110**
Low Sqft:
Ttl Sqft: **1,110**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

103
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Mobile**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Lane,Lawn,Landscaped,Native Plants**
Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Double Vanity,French Door,Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13` 4" x 15` 0"	Eat in Kitchen	Main	15` 11" x 13` 3"
Bedroom	Main	10` 9" x 13` 3"	Bedroom	Main	18` 11" x 9` 5"
Bedroom	Main	13` 3" x 10` 2"	Entrance	Main	9` 7" x 9` 0"
4pc Bathroom	Main	0` 0" x 0` 0"			

Legal/Tax/Financial

Condo Fee: \$290	Title: Fee Simple Fee Freq: Monthly	Zoning: RMH-2
Legal Desc:	9924071	

Remarks

Pub Rmks: **Why Rent when you can own! Or this could be a perfect investor/ first time buyer property. This property has lots of potential for you to add your own personal touch and make this affordable house your family's home. There are 3 bedrooms and 1- 4 pc bathroom with his and her sinks. The good size eat in kitchen has garden doors leading to a private deck the perfect place to enjoy the evening stars or a BBQ with family and friends. The fully fenced yard is the perfect place for the kids and pets to roam. At the back of the lot is a 16 x 22 shed with ramp and over head door just drive your dirt bike in and you can change the oil right there. The seller is in the process of repairing the front deck so that should be as good as new in a few days. There is ample parking in the driveway for 2 or 3 vehicles depending on the size, cuz that matters. Located on the south side of the city and close to schools, parks, trails, bus route and only a few minutes form the downtown core.**

Inclusions: **Existing Fridge, Stove washer and dryer all existing furniture**
 Property Listed By: **ROYAL LEPAGE BENCHMARK**

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



