



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**183 GRENOBLE Crescent, Fort McMurray T9H 3Y1**

MLS®#: **A2168602**

Area: **Gregoire**

Listing Date: **09/25/24**

List Price: **\$185,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2007**

Lot Information

Finished Floor Area

Abv Sqft:

**1,216**

Low Sqft:

Ttl Sqft:

**1,216**

Lot Sz Ar:

**4,065 sqft**

Lot Shape:

DOM

**87**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Mobile**

Parking

Ttl Park:

**3**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,City Lot,Cleared  
Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit,Garden**

Construction:

**Vinyl Siding**

Flooring:

**Laminate**

Water Source:

Fnd/Bsmnt:

**None**

Kitchen Appl:

**Dishwasher,Dryer,Electric Oven,Microwave,Microwave Hood Fan,Range,Washer**

Int Feat:

**Breakfast Bar,Ceiling Fan(s)**

Utilities:

Room Information

Room

**Bedroom**

**Bedroom**

**4pc Ensuite bath**

Level

**Main**

**Main**

**Main**

Dimensions

**1`0" x 1`0"**

**1`0" x 1`0"**

Room

**Bedroom**

**4pc Bathroom**

Level

**Main**

**Main**

Dimensions

**1`0" x 1`0"**

Legal/Tax/Financial

Condo Fee:  
**\$290**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RMH2**

Legal Desc: **9924071**

Remarks

Pub Rmks: **2007 Model! Backing on to Green Space!! Located on a quiet street in Gregoire Park, 183 Genoble Crescent offers a large kitchen with peninsula counter and cabinets featuring an abundance of space and storage! In the living room are vaulted ceilings and a corner gas fireplace. Large windows to the yard space makes this area very welcoming and will be a great place for family fun. Two large bedrooms are found facing the front and side of the property with a large full 4 pc bathroom. The Prime Bedroom located at rear of the home has large walk-in closet and full ensuite and jettied soaker tub. Yard space offers RV parking and unique opportunities for greater storage options or maybe used for recreation purposes.**

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

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

















