



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**78 GREGOIRE Avenue, Gregoire Lake Estates T9H 5S1**

MLS® #: **A2168866**

Area: **Gregoire Lake Estates**

Listing Date: **09/27/24**

List Price: **\$379,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Gregoire Lake Estates**  
City/Town: **2007**

Year Built: **2007**  
Lot Information  
Lot Sz Ar: **13,499 sqft**  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Back Yard, No Neighbours Behind  
Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Parking Pad, RV Access/Parking, Side By Side, Tandem**

DOM

**20**  
Layout  
Beds: **3 (3)**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking  
Ttl Park: **6**  
Garage Sz: **2**

Utilities and Features

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

Construction: **Vinyl Siding**  
Flooring: **Carpet, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**  
Int Feat: **Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`8" x 7`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 9`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`1" x 7`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`7" x 16`8"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`2" x 11`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 11`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`1" x 10`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`2" x 14`11"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**CR**

Legal Desc:

**4480RS**

Remarks

Pub Rmks:

**Welcome to 78 Gregoire Lake Estates: Nestled on a picturesque, tree-lined lot, this raised bungalow offers a unique opportunity to experience Wood Buffalo's lake community year-round. Outdoor enthusiasts will enjoy the proximity to trails, fishing spots, and the beach, all while taking advantage of the ample space to park and store recreational vehicles. With such stunning surroundings, why vacation elsewhere when you can call this place home? The main living area boasts a cozy wood-burning fireplace, vaulted ceilings, and vinyl plank flooring, creating a warm and inviting atmosphere. The kitchen is designed with functionality in mind, offering abundant storage, a pantry, and a central island, perfect for meal preparation. The adjacent dining room overlooks the scenic backyard and deck, providing a tranquil setting for meals and gatherings. This level features three generously sized bedrooms, including a primary suite with a walk-in closet and a spacious ensuite bathroom. The lower level is partially developed and offers a canvas for new owners to personalize and complete as they wish. The attached 20x22 garage provides convenient parking, storage, or space for a workshop. The expansive yard, surrounded by mature trees, will be your favourite retreat during the warmer months. Built in 2007 on a concrete foundation, this home presents a rare opportunity to embrace lake living in Gregoire Lake Estates. Don't miss out—schedule your private tour today and make this stunning property your new home.**

Inclusions:

**N/A**

Property Listed By:

**The Agency North Central Alberta**

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







