



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 GREELY ROAD , Fort McMurray T9H 3Y6**

MLS®#: **A2169571**

Area: **Gregoire**

Listing Date: **10/01/24**

List Price: **\$267,400**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1997**

Finished Floor Area  
Abv Sqft: **1,194**  
Low Sqft:  
Ttl Sqft: **1,194**

DOM

**63**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Mobile**

Lot Information

Lot Sz Ar: **4,632 sqft**  
Lot Shape:

Parking  
Ttl Park: **3**  
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Greenbelt**  
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Shingle**  
Heating: **Forced Air**  
Sewer: **Public Sewer**  
Ext Feat: **Fire Pit,Garden,Private Yard,Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Tile,Vinyl,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Block**

Kitchen Appl: **Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Quartz Counters,Separate Entrance,Skylight(s),Storage,Vaulted Ceiling(s)**  
Utilities: **Cable Available,Electricity Available,High Speed Internet Available,Phone Available,Sewer Available,Water Available**

Room Information

| Room                    | Level       | Dimensions           | Room                     | Level       | Dimensions            |
|-------------------------|-------------|----------------------|--------------------------|-------------|-----------------------|
| <b>Bedroom</b>          | <b>Main</b> | <b>9`1" x 11`4"</b>  | <b>4pc Bathroom</b>      | <b>Main</b> | <b>5`0" x 8`2"</b>    |
| <b>Bedroom</b>          | <b>Main</b> | <b>9`1" x 8`2"</b>   | <b>Living Room</b>       | <b>Main</b> | <b>14`7" x 14`10"</b> |
| <b>Kitchen</b>          | <b>Main</b> | <b>7`10" x 13`4"</b> | <b>Bedroom - Primary</b> | <b>Main</b> | <b>11`9" x 12`2"</b>  |
| <b>4pc Ensuite bath</b> | <b>Main</b> | <b>14`7" x 4`11"</b> |                          |             |                       |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$290

Fee Simple

RMH-2

Fee Freq:

Monthly

Legal Desc: 9924071

Remarks

Pub Rmks: **Discover Elegance in Gregoire: A Fully Renovated Gem Nestled in the quiet family neighborhood of Gregoire, this stunning, fully renovated 3-bedroom, 2-bathroom home is a testament to modern luxury. From the moment you step through the door, you're greeted by an ambiance of brightness and sophistication, thanks to the entirely new flooring and crisp, white paint that adorn every corner. Light and space are abundant here, with new windows on both sides of the home and a charming skylight transforming your living space into a sunlit haven. The heart of this home is its kitchen, featuring sleek new quartz countertops and high-end appliances. It's a space where culinary dreams come to life, designed for both functionality and style. The primary bedroom is your personal retreat, complete with a spacious walk-in closet and a luxurious en-suite bathroom, ensuring your private space is as elegant as it is comfortable. Two additional well-appointed bedrooms provide ample space for family or guests, each designed with comfort in mind. Step outside to enjoy the luxury of privacy with your backyard backing onto green space. It's your own slice of nature where tranquility reigns, and with gate access, you can easily explore the adjacent recreational areas with motorized toys. Ample parking for up to four vehicles ensures no hassle with parking. This home has been meticulously updated with no expense spared: a new hot water tank in 2020, furnace, air conditioner, and chimney in 2019, new shingles in 2018, along with new doors, trim, toilets, kitchen cabinets, and more. This property doesn't just meet your lifestyle needs; it exceeds them, offering a move-in ready experience where you can start making memories the moment you move in. Don't miss your chance to own this meticulously updated residence, where modern elegance meets everyday comfort. It's not just a house; it's your future home, ready for you to move in and make your own.**

Inclusions: **Washer, Dryer, Stove, Fridge, dishwasher, Microwave, Microwave Hood Fan, Back Shed**

Property Listed By: **COLDWELL BANKER UNITED**

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











