



THE
A-TEAM

**RE/MAX
FIRST**

272 GREGOIRE Crescent, Fort McMurray T9H 2L4

MLS®#: **A2174129**

Area: **Gregoire**

Listing Date: **10/18/24**

List Price: **\$229,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2004**

Finished Floor Area
Abv Sqft: **1,520**
Low Sqft:
Ttl Sqft: **1,520**

DOM

35
Layout
Beds: **4 (4)**
Baths: **2.0 (2 0)**
Style: **Mobile**

Lot Information

Lot Sz Ar: **4,256 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Irregular Lot,Landscaped**
Park Feat: **Double Garage Detached,Front Drive,Garage Faces Front**

Utilities and Features

Roof: **Shingle**
Heating: **Floor Furnace**
Sewer:
Ext Feat: **Rain Gutters**

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

Kitchen Appl: **See Remarks**
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	13`5" x 16`7"
4pc Bathroom	Main	
Bedroom	Main	10`2" x 8`7"
Living Room	Main	18`11" x 15`4"

Room	Level	Dimensions
4pc Ensuite bath	Main	
Bedroom	Main	10`2" x 8`10"
Bedroom	Main	12`4" x 10`2"
Eat in Kitchen	Main	18`11" x 12`4"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$290

Fee Simple
Fee Freq:
Monthly

RMH-2

Legal Desc: **9924071**

Remarks

Pub Rmks: **Priced below appraised value, this 4 bedroom, 2 bathroom home is move in ready with newer vinyl plank flooring throughout! The eat-in kitchen boasts lots of cabinet space including a moveable island! Just off the kitchen is the spacious living room with vaulted ceilings. With newer vinyl plank flooring and paint throughout, this home is move in ready! Outside there is a large deck in the fenced and landscaped yard with no neighbour behind you! As an added bonus this property comes with a HEATED DOUBLE GARAGE (16'x20' with 12' wide door)with a storage space above! Seller will provide appliance credit. Title insurance in lieu of a real property report. Please note some pictures have been virtually staged**

Inclusions:
Property Listed By: **n/a**
People 1st Realty

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







