



THE
A-TEAM

**RE/MAX
FIRST**

253 GREGOIRE Drive #407, Fort McMurray T9H 3E7

MLS®#: **A2174945**

Area: **Gregoire**

Listing Date: **10/23/24**

List Price: **\$72,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Fort McMurray**
City/Town: **Fort McMurray**
Year Built: **2003**

Finished Floor Area
Abv Sqft: **678**
Low Sqft:
Ttl Sqft: **678**

DOM

5
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
Heating: **Central**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **See Remarks**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`5" x 8`1"
Dining Room	Main	10`0" x 5`3"
Laundry	Main	6`5" x 7`8"
Furnace/Utility Room	Main	3`5" x 2`3"

Room	Level	Dimensions
Bedroom	Main	9`11" x 16`11"
Kitchen	Main	9`10" x 11`1"
Living Room	Main	10`0" x 17`2"

Legal/Tax/Financial

Condo Fee:
\$447

Title:
Fee Simple

Zoning:
R3

Fee Freq:
Monthly

Legal Desc: **0024327**

Remarks

Pub Rmks: **Welcome to 253 Gregoire Crescent #407 - The Perfect Blend of Affordability and Convenience, ideal for first-time homeowners or commuters! This charming Top-floor condo features a spacious open-concept kitchen and living area, 1 bedroom, 1 full bathroom, and the convenience of in-suite laundry. Enjoy relaxing on the large balcony, and never worry about parking with your underground heated stall (#43). Located close to Gregoire Industrial Park with quick access to highways 63 and 881, this is a fantastic opportunity. Don't miss out—schedule your private viewing today!**

Inclusions: **As is**
Property Listed By: **RE/MAX FORT MCMURRAY**

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