



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**305 GREGOIRE Crescent, Fort McMurray T9H 2L6**

MLS®#: **A2183054**

Area: **Gregoire**

Listing Date: **12/09/24**

List Price: **\$174,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2012**  
Lot Information  
Lot Sz Ar: **4,255 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,207**  
Low Sqft:  
Ttl Sqft: **1,207**

DOM

**12**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Mobile**

Parking

Ttl Park: **3**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Interior Lot**  
Park Feat: **Driveway,Front Drive,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **Other**  
Int Feat: **Ceiling Fan(s),Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>9`6" x 5`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 7`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 11`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 9`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`11" x 11`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`10" x 13`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`1" x 6`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`8" x 15`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`8" x 12`3"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$290**

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

Zoning:  
**RMH-2**

Legal Desc: **9924071**

Remarks

Pub Rmks: **Welcome to 305 Gregoire Crescent, perfectly situated in Gregoire Park near Highway 63. This mobile home offers 1,207 square feet of stylish, functional living space and is ready for you to move in! Step into the open-concept main living area, where tall ceilings, multiple windows, and a cozy corner gas fireplace create a welcoming atmosphere. The kitchen and family room flow seamlessly, making it the perfect spot for entertaining or unwinding after a day on nearby trails. The primary bedroom, tucked away at the rear of the home, features a walk-in closet and a 3-piece ensuite for your convenience. At the opposite end, you'll find two additional good-sized bedrooms and a shared 4-piece bathroom with a tub/shower combo. A laundry/utility room provides extra storage space to keep everything organized. Outside, the home boasts great curb appeal and enough parking for three vehicles. Located close to schools, parks, and scenic walking trails, this property is ideal for outdoor enthusiasts who want to enjoy nature without sacrificing convenience. Condo fees are just \$290 per month and cover professional management, common property maintenance, water, sewer, and trash—adding even more ease to your lifestyle. Schedule your tour today!**

Inclusions:  
Property Listed By: **n/a**  
**The Agency North Central Alberta**

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







