



THE
A-TEAM

**RE/MAX
FIRST**

132 GREGOIRE Crescent, Fort McMurray T9H3N3

MLS@#: **A2188364** Area: **Gregoire** Listing Date: **01/17/25** List Price: **\$249,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **4,275 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,216**
 Low Sqft:
 Ttl Sqft: **1,216**

DOM

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

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Street Lighting,Rectangular Lot,See Remarks**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Public Sewer**
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Vinyl Plank**
 Water Source: **Public**
 Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Gas Water Heater,Oven,See Remarks,Washer**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`6" x 14`8"	Eat in Kitchen	Main	14`2" x 14`8"
Bedroom - Primary	Main	11`9" x 12`5"	Bedroom	Main	11`2" x 9`2"
Bedroom	Main	9`2" x 8`6"	Laundry	Main	8`0" x 7`9"
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-2

Legal Desc: **9924071**

Remarks

Pub Rmks: **Are you looking for a BEAUTIFUL, RENOVATED HOME or an excellent INVESTMENT property? you must check out this NEWLY RENOVATED mobile on its own land. BOASTING New VINYL PLANK FLOORING & FRESHLY PAINTED ready for new owners. WELL LAID OUT and SPACIOUS mobile FEATURING OPEN CONCEPT, LIVING ROOM BOASTING GAS FIRE PLACE VINYL PLANK FLOORING & 3 LARGE WINDOWS TO LET THE NATURAL LIGHT IN. SUNNY & BRIGHT EAT IN KITCHEN BOASTING WHITE CABINETS, LOADS OF COUNTER SPACE, PANTRY & SKY LIGHTS. 3 BEDROOMS & 2 FULL BATHROOMS , PRIMARY BEDROOM FEATURES 4 PCS. ENSUITE with a CORNER JET TUB , STAND UP SHOWER & LARGE CLOSET. 2 BEDROOMS located at opposite end with a 4 PCS. BATHROOM. SEPARATE LAUNDRY ROOM with EXTRA CABINETS FOR STORAGE, FRONT LOAD WASHER & DRYER. ALL APPLIANCES INCLUDED, CENTRAL AIR CONDITIONER, SHED & existing WINDOW COVERINGS. IMMEDIATE POSSESSION**

Inclusions: **N/A**
Property Listed By: **COLDWELL BANKER UNITED**

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





