



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**132 GREGOIRE Crescent, Fort McMurray T9H3N3**

MLS®#: **A2188364**

Area: **Gregoire**

Listing Date: **01/17/25**

List Price: **\$239,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 03-Mar**

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

**73**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Mobile Home**

Parking  
Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Rectangular Lot,See Remarks,Street Lighting**  
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"

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**







