



THE
A-TEAM

**RE/MAX
FIRST**

75 GREGOIRE Avenue, Gregoire Lake Estates TOP 1J0

MLS®#: **A2198102**

Area: **Gregoire Lake
Estates**

Listing Date: **03/01/25**

List Price: **\$300,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Gregoire Lake

Year Built:

1984

Lot Information

Lot Sz Ar:

15,000 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

1,160

Low Sqft:

Ttl Sqft:

1,160

DOM

130

Layout

Beds:

2 (2)

Baths:

1.0 (1 0)

Style:

Bungalow

Parking

Ttl Park:

10

Garage Sz:

3

**Back Yard,Front Yard,Landscaped,Lawn,Many Trees,Private,Rectangular Lot
Heated Garage,Off Street,RV Access/Parking,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit,Other,Private Yard**

Construction:

Vinyl Siding

Flooring:

Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Combination,Other

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer Stacked

Int Feat:

Ceiling Fan(s),High Ceilings,Laminate Counters,Tray Ceiling(s),Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	22`0" x 20`0"
Dining Room	Main	38`5" x 23`4"
Kitchen	Main	28`6" x 31`6"
Bedroom	Main	32`2" x 32`10"
Furnace/Utility Room	Main	38`9" x 25`11"

Room	Level	Dimensions
Bedroom - Primary	Main	36`1" x 31`10"
Family Room	Main	77`5" x 36`5"
Living Room	Main	32`2" x 32`10"
Loft	Second	43`0" x 27`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
CR

4480RS

Remarks

Pub Rmks: **Looking for a place in a quiet location that offers tranquil living? Look no further! Situated on a HUGE 15,000 sq. ft. lot, 75 Gregoire Avenue offers you exactly that! Enjoy Lake Life living in beautiful Gregoire Lake Estates. This home offers 2 bedrooms, 1 bath, family room with a wood-burning fire place to keep your tootsies warm in the winter! High ceiling, beautiful spiral staircase leading to your loft that can also be used for a 3rd bedroom. It has seen some upgrades over the years including new siding, shingles and window (2016), New furnace (2008), water and sewer service on a regular interval basis with potable water (1600 gallon tank) and septic (2500 gallon holding tank). You also now have the option to hook up to RMWB's rural water and sewer servicing. Here's more! You and your kids will enjoy the freedom to run around in the yard, firepit, and BBQ on the back deck. Did I mention the huge triple car garage with IN FLOOR HEATING! Tons of parking here including RV parking! Take advantage of this opportunity to live in Gregoire Lake Estates! Call today!**

Inclusions: **fridge, stove, OTR microwave, dishwasher, garage door opener, window coverings,**

Property Listed By: **RE/MAX Connect**

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







