



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
Detached**
Sub Type: **Gregoire Lake
Estates**
City/Town: **1984**

Year Built: **1984**
Lot Information
Lot Sz Ar: **15,000 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

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

Finished Floor Area

Abv Sqft: **1,160**
Low Sqft:
Ttl Sqft: **1,160**

DOM

69
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **10**
Garage Sz: **3**

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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: **4480RS**

Zoning: **CR**

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





