



THE
A-TEAM

**RE/MAX
FIRST**

113 GRANDVIEW Crescent, Fort McMurray T9H 4X5

MLS® #: **A2205040**

Area: **Gregoire**

Listing Date: **03/21/25**

List Price: **\$254,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2009**
Lot Information
Lot Sz Ar: **4,125 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,520**
Low Sqft:
Ttl Sqft: **1,520**

DOM

10
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Modular Home**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Front Yard,Landscaped**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Storage**

Construction: **Mixed,Vinyl Siding**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),No Smoking Home,Open Floorplan,See Remarks,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	61`3" x 47`7"
Dinette	Main	29`6" x 41`10"
Bedroom	Main	37`2" x 29`6"
Office	Main	32`7" x 40`2"
4pc Bathroom	Basement	26`6" x 29`3"

Room	Level	Dimensions
Kitchen	Main	32`0" x 41`3"
Bedroom	Main	44`3" x 54`5"
Bedroom	Main	33`11" x 32`0"
Laundry	Main	16`8" x 30`7"
5pc Ensuite bath	Main	16`5" x 53`7"

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-2

Legal Desc: **9924071**

Remarks

Pub Rmks: **What a great find...3 bedrooms with a den/office (*can be used as Bedroom 4) located in the heart of Gregoire, close to all amenities within walking distance. This unit has central AC (with new a 5 ton compressor), custom window coverings throughout, new asphalt parking at front with additional stall behind fencing, close to bus stops and 2 sheds outside for storage. Master Bedroom has a fantastic 5 piece ensuite with bright windows and tons of counterspace/cabinets, lots of cabinetry in kitchen with updated appliances, separate broom closet and large deck outside with gazebo. Seller has updated shut off valves on all sinks in unit**

Inclusions: **N/A**

Property Listed By: **ALBERTA PROPERTY MANAGEMENT**

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