



THE
A-TEAM

**RE/MAX
FIRST**

243 GREGOIRE Drive #411, Fort McMurray T9K 3G7

MLS®#: **A2209412**

Area: **Gregoire**

Listing Date: **04/10/25**

List Price: **\$87,500**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Fort McMurray
2002**

City/Town:

Year Built:

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft: **646**

Low Sqft:

Ttl Sqft: **646**

DOM

9

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Apartment-Single
Level Unit**

Access:

Lot Feat:

Park Feat:

Stall,Titled

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Laminate
Water Source:
Fnd/Bsmt:

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		
Condo Fee: \$523		Title: Fee Simple Fee Freq: Monthly		Zoning: R3	
Legal Desc:	0220213	Remarks			

Pub Rmks:

Gregoire's only top floor 1 bedroom, 1 bathroom condo available at this unbeatable price! As soon as you walk in, you'll see how well cared for the unit is and appreciate the open concept layout with no carpet. It has a spacious layout with a peninsula style kitchen that gives you lots of cupboard space and plenty of room to prep. The unit has laminate flooring throughout and crown molding for a clean, finished look. The bedroom is a good size and comes with a walk-in closet. You'll also find a linen closet for extra storage and the bonus of in-suite laundry for added convenience. The living room opens up to a private balcony through sliding patio doors, and there's a gas line for your BBQ—perfect for enjoying the warm summer days that are coming. The view is nice and private with lots of greenery around. This unit comes with surface parking stall #102. It's located in Gregoire, a neighbourhood known for being close to just about everything—walking trails, parks, restaurants, shops, and quick highway access and airport. If you're looking for something affordable, low-maintenance, and move-in ready—this might be the one! Bonus Feature: AIR CONDITIONING

Inclusions:

Property Listed By:

**Fridge, Stove, Dishwasher, Over the Range Microwave, All existing window coverings, Air Conditioning, washer, dryer
COLDWELL BANKER UNITED**

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





