



THE
A-TEAM

**RE/MAX
FIRST**

157 GREGOIRE Crescent, Fort McMurray T9H 2L5

MLS® #: **A2210413**

Area: **Gregoire**

Listing Date: **04/11/25**

List Price: **\$324,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2008

Lot Information

Finished Floor Area

Abv Sqft:

1,458

Low Sqft:

Lot Sz Ar:

6,562 sqft

Ttl Sqft:

1,458

Lot Shape:

DOM

8

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Modular Home

Parking

Ttl Park:

6

Garage Sz:

Access:

Lot Feat:

Backs on to Park/Green Space,Front Yard,Landscaped,Low Maintenance Landscape,Rectangular Lot,See Remarks

Park Feat:

Driveway,RV Access/Parking,See Remarks

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Covered Courtyard,Fire Pit,Storage**

Construction:

Mixed

Flooring:

Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Block

Kitchen Appl: **See Remarks**

Int Feat: **Closet Organizers,Crown Molding,High Ceilings,Laminate Counters,Open Floorplan,Pantry,See Remarks,Soaking Tub**

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

\$290

Title:

Fee Simple

Fee Freq:

Zoning:

RMH-2

Legal Desc:	9924071	Monthly	
		Remarks	
Pub Rmks:			<p>Welcome to 157 Gregoire Crescent; an immaculately maintained & updated THREE BEDROOM home in a great location. Featuring brand new flooring, updated wall paneling & crown moulding and black stainless appliances this home feels brand new! With high ceilings and an overall warmth this home is spacious and inviting. At the front of the home you'll find two good sized bedrooms and main full bathroom. The living room is spacious offering room for comfy furniture. The kitchen & dining space are bright & open with plenty of cupboards & a pantry for storage. There is a designated laundry & storage area conveniently located off the rear entrance and just stea from the primary bedroom. Find yourself at home in this spacious primary suite, complete with walk in closet & ensuite with soaker tub. This property sits next to the access to the local pathways and backs onto a great playground; leaving you with only one direct neighbour. The property is well manicured with beautiful landscaping and a stamped concrete walkway leading to a backyard oasis; the perfect place to entertain or simply unwind. The very generous, oversized driveway allows for plenty of parking, including the RV! This stunning property has so much to offer and must be seen; pride of ownership really shines through here. Be sure to book your private tour today!</p>
Inclusions: Property Listed By:			<p>fridge, stove, OTR microwave, dishwasher, washer dryer, shed, window coverings EXP REALTY</p>

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

















