



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**243 GREGOIRE Drive #301, Fort McMurray T9H 4G7**

MLS® #: **A2211077** Area: **Gregoire** Listing Date: **04/11/25** List Price: **\$82,500**  
Status: **Active** County: **Wood Buffalo** Change: **-\$7k, 10-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Fort McMurray**  
Year Built: **2002**  
Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **592**  
Low Sqft:  
Ttl Sqft: **592**

DOM

**90**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat: **Paved**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Wood Frame**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Range,Refrigerator,Washer/Dryer**  
Int Feat: **Elevator**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee: <b>\$575</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>R3</b>
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Legal Desc:	0220213	Remarks
Pub Rmks:	<b>Great Condo on south end of town. Newly renovated exterior , parking stall , 2 storage units . Can be owned for 1033 per month. Parking stall 109.</b>	
Inclusions:	<b>all furniture except mattress</b>	
Property Listed By:	<b>Precision Real Estate</b>	

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



