



THE
A-TEAM

**RE/MAX
FIRST**

104 GREY OWL Place, Fort McMurray T9H 2P1

MLS® #: **A2213430**

Area: **Gregoire**

Listing Date: **04/18/25**

List Price: **\$199,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2008

Lot Information

Finished Floor Area

Lot Sz Ar:

5,056 sqft

Lot Shape:

Abv Sqft:

1,439

Low Sqft:

Ttl Sqft:

1,439

DOM

23

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Double
Wide**

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac,Lawn,Level
Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit**

Construction:

Vinyl Siding

Flooring:

Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

Other

Int Feat:

Ceiling Fan(s),High Ceilings,Open Floorplan,Pantry,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 4`11"
Bedroom	Main	9`4" x 13`8"
Dining Room	Main	8`8" x 10`9"
Kitchen	Main	10`2" x 10`9"
Living Room	Main	18`9" x 21`4"

Room	Level	Dimensions
4pc Ensuite bath	Main	4`11" x 8`1"
Bedroom	Main	9`1" x 10`1"
Foyer	Main	8`5" x 8`8"
Laundry	Main	10`1" x 8`8"
Bedroom - Primary	Main	13`6" x 13`0"

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-2

Legal Desc: **9924071**

Remarks

Pub Rmks:

Welcome to 104 Grey Owl Place; Step into this bright and spacious 3-bedroom, 2-bath home, tucked away in a quiet cul-de-sac in the heart of Gregoire Park. With nearby access to ATV trails, this location is perfect for outdoor enthusiasts looking for a functional and welcoming place to come home to after a day of exploring. Inside, you'll find an open-concept layout with updated flooring, large windows that fill the space with natural light, and a modern, neutral colour palette that complements any style. The kitchen features wraparound countertops, ample cabinetry, and a seamless flow into the dining and living areas—ideal for entertaining or cozy evenings in. The primary suite is privately located at the rear of the home and includes a walk-in closet and a full ensuite with a deep soaker tub. Two additional generously sized bedrooms and a second full bathroom provide flexibility for family, guests, or a home office. Enjoy the sunshine in the large, fully fenced yard—perfect for summer evenings around the firepit or simply relaxing outdoors. The home is also close to the Gregoire Community Center, playgrounds, ball diamonds, schools, transit routes, and of course, those sought-after trails. With a double paved driveway and room to personalize, this home is ready for new owners to make it their own. Book your tour today!

Inclusions:
Property Listed By:

N/A
The Agency North Central Alberta

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







