



THE
A-TEAM

**RE/MAX
FIRST**

209 GREGOIRE Crescent, Fort McMurray T9H 2L5

MLS® #: **A2214354**

Area: **Gregoire**

Listing Date: **04/23/25**

List Price: **\$240,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$39k, 20-May**

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:

1,517

Low Sqft:

Ttl Sqft:

1,517

Lot Sz Ar:

4,489 sqft

Lot Shape:

DOM

78

Layout

Beds:

4 (4)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Double
Wide**

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Low Maintenance Landscape
Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Composite Siding

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Other

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 5`0"
Bedroom	Main	9`5" x 13`7"
Bedroom	Main	12`1" x 7`11"
Foyer	Main	6`5" x 10`9"
Laundry	Main	10`0" x 8`8"
Bedroom - Primary	Main	13`5" x 12`10"

Room	Level	Dimensions
4pc Ensuite bath	Main	5`1" x 8`0"
Bedroom	Main	9`1" x 10`1"
Dining Room	Main	8`6" x 10`6"
Kitchen	Main	10`4" x 10`7"
Living Room	Main	18`10" x 14`6"

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-2

Legal Desc: **9924071**

Remarks

Pub Rmks: **Step into this beautifully maintained 4-bedroom, 2-bathroom mobile home, lovingly cared for by its original owners. This home offers comfort, space, and convenience. With an open-concept layout, and features a bright and airy living area that flows seamlessly into the kitchen and dining space - perfect for everyday living or entertaining guests. The spacious kitchen includes ample cabinetry and counter space, making meal prep a breeze. The primary bedroom boasts a private en-suite bathroom, while the additional 3 bedrooms share a second full bath. Outside, enjoy the extended driveway that provides plenty of parking space for multiple vehicles, a deck and two sheds one 8X10 and 8X7.5! Updated features include a new belly bag in 2017 and chimney replaced 2022 Don't miss this opportunity - schedule your tour today!**

Inclusions:
Property Listed By: **Sheds
RE/MAX Connect**

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



