



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

Lot Sz Ar:

**4,489 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,517**

Low Sqft:

Ttl Sqft:

**1,517**

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
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 13`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`1" x 7`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`5" x 10`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`0" x 8`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`5" x 12`10"</b>

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

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**



