



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**78 GREGOIRE Avenue, Gregoire Lake Estates T9H 0L2**

MLS®#: **A2214513**

Area: **Gregoire Lake  
Estates**

Listing Date: **04/26/25**

List Price: **\$309,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Gregoire Lake  
Estates**  
Year Built: **2007**

Finished Floor Area

Abv Sqft: **1,495**  
Low Sqft:  
Ttl Sqft: **1,495**

Lot Information

Lot Sz Ar: **13,500 sqft**  
Lot Shape:

DOM

**14**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **8**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Interior Lot,No Neighbours Behind**  
Park Feat: **Double Garage Attached,Front Drive,Garage Faces Front,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **Lighting,Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Other**  
Int Feat: **Ceiling Fan(s),Kitchen Island,Laminate Counters,Pantry,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`7" x 16`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`1" x 7`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 9`5"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`2" x 11`7"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`1" x 10`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`2" x 14`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 11`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`2" x 11`7"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**  
Legal Desc:

**4480RS**

**CR**

Remarks

Pub Rmks: **Experience the Best of Lake Living at 78 Gregoire Lake Estates! Set on treelined 13,500sf lot, this raised bungalow offers a rare chance to enjoy the beauty of Fort McMurray's lake community year-round. This lake lifestyle property is a dream for nature lovers — with plenty of room to park and store your RV and/or recreational toys, too. Inside, the main living space welcomes you with vaulted ceilings, a cozy wood-burning fireplace, and updated vinyl plank flooring, creating the perfect blend of warmth and charm. The kitchen is as functional as it is inviting, featuring ample cabinetry, an island for easy prep, and a convenient pantry. The dining area flows seamlessly from the kitchen, offering a peaceful view of the private backyard and deck — ideal for hosting or simply relaxing. The main floor offers three well-sized bedrooms, including a spacious master suite complete with a walk-in closet and a generous ensuite bath. The undeveloped basement provides a fantastic opportunity to add your personal touch and expand your living space. The attached 20x22 garage offers extra storage or the perfect workshop setup, while the spacious, mature yard becomes your own private retreat. This property combines comfort, space, and outdoor adventure — all just steps from Gregoire Lake. Call to book your viewing today!**

Inclusions: **As Is, Where Is as per Schedule A**  
Property Listed By: **EXP REALTY**

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











