

# \$239,900 - 132 Gregoire Crescent, Fort McMurray

MLS® #A2188364

**\$239,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.10 Acres

Gregoire Park, Fort McMurray, Alberta

Are you looking for a BEAUTIFUL, RENOVATED HOME or an excellent INVESTMENT property? you must check out this NEWLY RENOVATED mobile on its own land. BOASTING New VINYL PLANK FLOORING & FRESHLY PAINTED ready for new owners. WELL LAID OUT and SPACIOUS mobile FEATURING OPEN CONCEPT, LIVING ROOM BOASTING GAS FIRE PLACE VINYL PLANK FLOORING & 3 LARGE WINDOWS TO LET THE NATURAL LIGHT IN. SUNNY & BRIGHT EAT IN KITCHEN BOASTING WHITE CABINETS, LOADS OF COUNTER SPACE, PANTRY & SKY LIGHTS. 3 BEDROOMS & 2 FULL BATHROOMS , PRIMARY BEDROOM FEATURES 4 PCS. ENSUITE with a CORNER JET TUB , STAND UP SHOWER & LARGE CLOSET. 2 BEDROOMS located at opposite end with a 4 PCS. BATHROOM. SEPARATE LAUNDRY ROOM with EXTRA CABINETS FOR STORAGE, FRONT LOAD WASHER & DRYER. ALL APPLIANCES INCLUDED, CENTRAL AIR CONDITIONER, SHED & existing WINDOW COVERINGS. IMMEDIATE POSSESSION

Built in 1997

## Essential Information

MLS® #	A2188364
Price	\$239,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Mobile
Status	Active

### **Community Information**

Address	132 Gregoire Crescent
Subdivision	Gregoire Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H3N3

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Oven, See Remarks, Washer, Gas Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Rectangular Lot, See Remarks, Street Lighting

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	January 17th, 2025
Days on Market	95
Zoning	RMH-2

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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