



GRASSROOTS
REALTY GROUP

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**172 Gregoire Crescent
Fort McMurray, Alberta**

MLS # A2292561



\$254,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,518 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Paved		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, Street Lighting, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	RMH-2
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Walk-In Closet(s)		

Inclusions: Electric fireplace in living room, Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering

Welcome to 172 Gregoire Crescent — a spacious 3-bedroom, 2-bath home offering over 1,500 sq ft of comfortable living space. Situated on a 4,700+ sq ft lot backing onto green space with NO NEIGHBOURS BEHIND, back-alley access and additional space for parking or unloading off-road vehicles. Inside, the home features a bright and functional layout with a large living room with electric fireplace, a dedicated dining area, and a spacious kitchen complete with ample cabinetry, pantry, and generous counter space. The primary bedroom provides plenty of room to relax and includes a walk-in closet and a large 5-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and a separate laundry room complete the interior. Flooring throughout the home includes carpet and linoleum for easy maintenance. Step outside to enjoy your morning coffee on the large deck. The wide-opening fence allows convenient access to the fully fenced yard, making it ideal for those with recreational vehicles. The insulated shed is electrically heated and features a loft, providing excellent storage or workshop space. Paved driveway for 3 vehicles. Convenient access to nearby parks, playgrounds and shopping. Book your private showing today!