



GRASSROOTS

REALTY GROUP

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16 Gregoire Avenue
Gregoire Lake Estates, Alberta

MLS # A2307899



\$399,900

Division:	Gregoire Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,148 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	1
Garage:	Triple Garage Detached		
Lot Size:	0.27 Acre		
Lot Feat:	Conservation, Lake, Low Maintenance Landscape, Private, Waterfront		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters		

Inclusions: N/a

LAKEFRONT property in Gregoire Lake Estates. If you ever dreamed of owning lakefront property, this unique property is now available for a quick closing. You won't believe the views with the round structure and all the windows. Make this your year round home or keep the cottage feel and use as a getaway for the weekends. With 2 bedrooms on the main and 2 in the lower level you will have plenty of room for the kids. Great views from the deck where you can enjoy a nice fire while checking out the night sky. Covered deck below also faces the lake. The previous owner loved to tinker in his garage and was always building something for a neighbor. The in floor heating and additional electrical panel allowed for several projects to be on the go. Also a great place to store the toys. Gregoire Lake is a community where everyone knows your name. Everyone looks out for each other at the lake. If you love boating, swimming along with snowmobiling or ice fishing then this is the property you have been waiting for. If you love photography then you will not be disappointed to see how Mother Nature shows up. Water and sewer hook ups available through RMWB grant. Don't delay as lakefront property is rare.