



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**212 Gregoire Crescent
Fort McMurray, Alberta**

MLS # A2314375



\$329,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,364 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Welcome to 212 Gregoire Crescent. Sitting on a spacious 7,000 sq ft lot backing directly onto trees and greenspace, this 3 bedroom mobile offers privacy, outdoor adventure, and a property setup that is hard to find. With direct trail access right from your backyard, this location is perfect for those who love the outdoors. Inside, you will find an open concept living room, kitchen, and dining area designed for comfortable everyday living and entertaining. The wood burning fireplace in the living room creates the perfect cozy atmosphere for those winter evenings at home. The detached garage is truly a standout feature measuring 27' x 19' and built for both work and enjoyment. Featuring an epoxy coated floor, checker diamond plating on the walls, and its own wood burning fireplace, this is the ultimate garage setup. The recently added oversized driveway offers ample parking space for vehicles, trailers, RVs, and toys with ease. Step outside and enjoy the oversized side deck, ideal for relaxing or entertaining while surrounded by nature. Properties with this kind of lot, garage, and direct trail access do not come around often. Call today for your personal tour.