



GRASSROOTS
REALTY GROUP

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**157 Gregoire Crescent
Fort McMurray, Alberta**

MLS # A2315310



\$324,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,511 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: None

GREEN-SPACE! BACKS PARK!! COOL WORKSHOP, MASSIVE DRIVEWAY for the RV, toys and vehicles! AND A Good size side yard- large enough for a pool, trampoline and swing set! A pergola, and backyard with bbq area, platform deck, firepit and stonework will ensure to get your outdoor adventure in high gear! Step into 157 Gregoire Crescent, a beautifully cared-for three-bedroom residence ideally situated in a desirable neighbourhood. Thoughtfully refreshed throughout, this home showcases brand-new flooring, modernized wall detailing and crown mouldings, along with sleek black stainless steel appliances that give the space a fresh, contemporary feel. Vaulted ceilings and a warm, welcoming atmosphere make the interior feel both open and comfortable. Toward the front of the home, you'll find two spacious secondary bedrooms accompanied by a full main bathroom. The central living area offers plenty of room for relaxing or entertaining, while the bright kitchen and dining area feature abundant cabinetry, a pantry, and an airy layout designed for everyday living. Just off the rear entry is a practical laundry and storage space, conveniently positioned near the private primary retreat. The generously sized primary bedroom includes a walk-in closet and a full ensuite complete with a relaxing soaker tub. Located beside access to community walking trails and backing onto a playground, this property enjoys added privacy with only one immediate neighbouring home. The exterior is equally impressive, featuring attractive landscaping, a stamped concrete pathway, and a beautifully designed backyard ideal for hosting guests or enjoying quiet evenings outdoors. An oversized driveway provides ample parking space for multiple vehicles, including room for an RV. Meticulously maintained and move-in ready, this exceptional property truly reflects pride of

ownership throughout. Schedule your private viewing today and experience everything this remarkable home has to offer.