



GRASSROOTS
REALTY GROUP

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**132 Gregoire Crescent
Fort McMurray, Alberta**

MLS # A2322414



\$224,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Piling(s)	Utilities:	-
Features:	Jetted Tub, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, All Existing Window Coverings, Curtain Rods, Curtains

Welcome to 132 Gregoire Crescent, where fresh updates and a functional layout make this home an excellent opportunity for first-time buyers, downsizers, or anyone looking for affordable, low-maintenance living. Step inside to discover beautiful yet practical luxury vinyl plank flooring and fresh paint throughout, creating a bright, modern feel from the moment you walk in. The spacious open-concept design is perfect for everyday living and entertaining, with a welcoming living room featuring a cozy gas fireplace, large windows that flood the space with natural light, and absolutely no carpet throughout the home. The sunny eat-in kitchen offers plenty of room to cook and gather, complete with white cabinetry, ample counter space and skylights that make the space feel even brighter. The thoughtfully designed floor plan includes 3 bedrooms and 2 full bathrooms, with the spacious primary suite privately situated at one end of the home. Relax in your own retreat featuring a walk-in closet and a 4-piece ensuite with a corner jetted tub and separate stand-up shower. Two additional bedrooms and another full 4-piece bathroom are located at the opposite end, providing privacy for children, guests, or a home office. A separate laundry room with additional cabinetry keeps everything organized, while central air conditioning ensures summer comfort. Outside, you'll appreciate the fully fenced and landscaped yard, offering a great space for kids, pets, or simply enjoying the outdoors. With modern updates already completed, a fantastic layout, and true move-in-ready condition, 132 Gregoire Crescent is ready to welcome its next owners. Call to book your viewing today!