



GRASSROOTS
REALTY GROUP

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503, 249 Gregoire Drive
Fort McMurray, Alberta

MLS # A2327782



\$99,900

Division:	Gregoire Park		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	751 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Outside, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 548
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Mixed	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	No Animal Home, Open Floorplan		

Inclusions: N/A

Welcome to this beautifully updated top-floor 1-bedroom, 1-bathroom condo offering 750 sq. ft. of comfortable living space. Thoughtfully refreshed with updated appliances, paint, and new carpet, this move-in-ready home is perfect for first-time buyers, downsizers, or investors. Enjoy the privacy and quiet of a top-floor unit while taking advantage of the building's extensive exterior upgrades, providing added peace of mind and enhanced curb appeal. The functional layout offers bright, inviting living spaces designed for everyday comfort. Ideally located close to shopping, restaurants, the airport, and major highway access, this home makes commuting and running errands a breeze. Whether you're looking for an affordable place to call home or a fantastic investment opportunity, this well-maintained condo is one you won't want to miss!