



GRASSROOTS
REALTY GROUP

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83 Aspen Crescent
Gregoire Lake Estates, Alberta

MLS # A2329548



\$319,900

Division:	Gregoire Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,047 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.34 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Native Plants		

Heating:	Boiler, Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: SOLD AS IS WHERE IS

30' x 30' GARAGE!! Welcome to 83 Aspen Crescent, located in the quiet community of Gregoire Lake Estates. Built in 2000 and set on an expansive 15,000 sq ft lot, this property offers space, comfort, and the relaxed lifestyle that comes with lake living. The main floor features hardwood and tile flooring, offering 2 bedrooms up and 2 bathrooms. The bright primary suite includes a spacious ensuite complete with a corner jetted tub, separate shower, and plenty of natural light. A convenient 3-piece bathroom with laundry is located in the hallway outside the bedrooms. The fully developed basement offers a separate entrance, 2 additional bedrooms, in-floor heating, and a large family room. Thanks to its oversized above-grade windows, the lower level feels bright and welcoming. Outside, the massive yard provides endless potential, with partial fencing, ample parking, a large shed, and a 30' x 30' double detached garage—perfect for all your storage and recreational needs. Enjoy the tranquility of Gregoire Lake and all the benefits of a quieter lifestyle just a short drive from the city. Property is sold as is, where is.