



GRASSROOTS
REALTY GROUP

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406, 253 Gregoire Drive
Fort McMurray, Alberta

MLS # A2335628



\$199,888

Division:	Gregoire Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	965 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Insulated, Outside, Plug-In, Stall, Under		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 644
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Elevator, High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, washer, dryer, microwave, window coverings, one underground parking stall #55, one above ground #37, all furnishing in unit

Immaculate Top-Floor Condo with Valley Views & 2 Parking Stalls Experience refined living in this immaculate, move-in-ready 2-bedroom, 2-bathroom condo located on the city's south side. Situated in the well-managed and well-maintained Century Court complex, this top-floor unit is a rare find, offering both an exceptional opportunity for homeowners and a fantastic cash-flow asset for investors. The unit has been freshly painted and is available fully furnished for a seamless transition. The bright, open-concept living area boasts gleaming hardwood floors, high ceilings, and elegant crown moldings throughout. The oversized kitchen is a chef's delight, featuring Corian countertops, tiled backsplash, and a pantry. The living room serves as a cozy retreat with a gas fireplace and sliding glass doors that open onto a private, Dura-deck finished balcony. From this vantage point, you can overlook the serene greenspace and take in stunning, views of the Valley. The primary suite features beautiful hardwood floors and a full ensuite bathroom for your convenience. The second bedroom is equally well-appointed, and the unit includes a dedicated laundry room with extra storage space. This home comes with the added convenience of two parking stalls: one heated underground (#37) and one above-ground (#55). The building features secure access and elevators, and is ideally located close to schools, parks, and all local amenities. Condo fees include heat, water, sewer, garbage removal, insurance, and professional management. Don't miss your chance to own this exceptional property—call today to book your private tour!