



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

303, 253 Gregoire Drive  
Fort McMurray, Alberta

MLS # A2345157

**\$144,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Gregoire Park                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,002 sq.ft.                       | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Stall, Underground        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | See Remarks                        |               |                   |

|                    |                   |                   |        |
|--------------------|-------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                 | <b>Condo Fee:</b> | \$ 631 |
| <b>Basement:</b>   | -                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding  | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | -                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters |                   |        |

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, OTR microwave

CALLING ALL INVESTORS! 2 PARKING STALLS! Welcome to 253 Gregoire Crescent #303, an ideal opportunity for affordable living and ideal for a first time homeowner or a commuter! This charming 3rd floor condo offers a modern open-concept kitchen and living area. The unit features 2 bedroom and 2 full bathrooms. Additional perks include in suite laundry, a huge balcony, central ac, and 2 parking stalls- one underground heated parking stall and one surface energized stall. Located in the Gregoire neighborhood, this condo provides quick access to the Gregoire Industrial Park, as well as highways 63 and 881. Don't miss out on this great opportunity—call now to schedule your private viewing!