



GRASSROOTS
REALTY GROUP

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**252 Gregoire Crescent
Fort McMurray, Alberta**

MLS # A2345851

\$329,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,502 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Greenbelt, Lake, Lawn, No Neighbours Behind, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: washer, dryer, fridge, stove, dishwasher, microwave

BRAND NEW 2026 & glowing like it just won a beauty pageant in Gregoire Park. This 1520 SQFT mobile home is fresh off the line, with the finishing touches almost complete. The whole place sparkles from front door to back wall, so you get to be the very first to call it home. Go ahead & claim the best spot on the couch. It has been waiting just for you. Three bedrooms give the whole crew room to spread out & settle in. The primary bedroom is your own private retreat, with a 3PC ensuite that makes busy mornings feel calm & easy. Kids, guests, & bubble bath fans will adore the main 4PC bathroom. Bedrooms two & three are ready to become a cozy kid room, a comfy guest space, or a home office with a view of your coffee mug. Now for the star of the show, the kitchen. A big island sits right in the middle, perfect for Sunday pancakes, homework help, & friendly debates about pizza toppings. Every appliance is brand new, including the fridge, stove, dishwasher, over the range microwave, washer, & dryer. Laundry is right inside the home, which makes wash day a breeze. Air conditioning is being installed right now, so summer days will feel cool, fresh, & oh so comfortable. Linoleum flooring flows through the whole home. It is durable, easy to clean, & happy to handle muddy boots, playful paws, & the occasional juice box adventure. The living room & dining area connect beautifully, giving you the perfect setup for game nights, family dinners, & birthday cake moments. Then step outside for the best surprise of all. Your backyard backs right onto green space, with a ball diamond & a wide open field just past the fence. Kids can chase fly balls, the dog can do happy zoomies, & you get a front row seat with your morning coffee. The yard is a blank canvas with room for a garden, a play set, or a firepit for marshmallow roasting under the northern sky. Deck to be installed. First

time buyers will love starting fresh with a home that is all theirs from day one. Growing families get space to grow plus a park at the back fence. Downsizers will enjoy easy single level living with very little upkeep. Peace of mind comes built in with a 10 year new home warranty. That leaves your weekends free for the lake, the trails, or a well deserved nap in the sunshine. Everything here is new & ready to start its story with you. Gregoire Park is a friendly neighbourhood on the south end of Fort McMurray. Schools, parks, shopping, & quick highway access are all close by. Groceries & school drop offs are quick & simple. Downtown is a short drive for errands & dinner out. This is a bareland condo with condo fees of \$335/month. Brand new homes are a rare treat in this town. Be the first name on the mailbox & the first to make memories here. Check out the detailed floor plans where you can see every sink & shower in the home and our 360 tour. Are you ready to say yes to this address?