



GRASSROOTS
REALTY GROUP

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108 Gregoire Crescent
Fort McMurray, Alberta

MLS # A2351829

\$325,000

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,218 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Drive Through, Front Drive, Garage Faces Front, Off Street, Single Garage Door		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: personal items

Welcome to YOUR NEW HOME! The love and care this home has received shines through from the minute you walk through the door. The large entrance leads you to the the bright and open concept eat-in kitchen and living room featuring crisp white cabinets, vaulted ceilings and large windows for natural lighting. Down the hall is a large primary bedroom featuring a walk in closet and an updated 4 piece en-suite with jetted tub. On the other side of the home are 2 more bedrooms and another renovated 4 piece bathroom. As an added bonus, this home has a laundry room with storage! Outside is a DRIVE THROUGH HEATED GARAGE with storage above, large shed and landscaped yard with COVERED DECK and GAS BBQ HOOKUP. With all the parking, this home is complete! Title insurance in lieu of a real property report.