

# \$240,000 - 209 Gregoire Crescent, Fort McMurray

MLS® #A2214354

## \$240,000

4 Bedroom, 2.00 Bathroom, 1,517 sqft  
Residential on 0.10 Acres

Gregoire Park, Fort McMurray, Alberta

Step into this well-maintained 4-bedroom, 2-bathroom mobile home, cared for by its original owners and located in a family friendly neighborhood on a bus route. Offering comfort, space, and convenience, the home features an open-concept layout with a bright and airy living area that flows seamlessly into the kitchen and dining space – ideal for everyday living or entertaining.

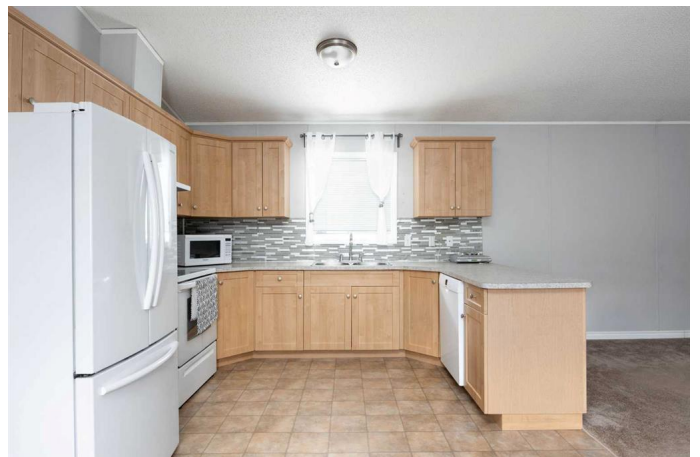
The spacious kitchen provides ample cabinetry and counter space. The primary bedroom includes a private en-suite, while the additional 3 bedrooms share a second full bath. This non-smoking home also features air conditioning, two outdoor storage sheds (8X10 and 8X7.5), and an extended driveway offer ample parking for multiple vehicles

Additional features include a new belly bag in 2017, an updated front deck, and updated appliances. and the chimney replaced in 2022. Immediate possession is available, and the sellers are open to offers. A great opportunity in a well-established community – schedule your tour today!

Built in 2008

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2214354  |
| Price  | \$240,000 |



|                |                         |
|----------------|-------------------------|
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,517                   |
| Acres          | 0.10                    |
| Year Built     | 2008                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 209 Gregoire Crescent |
| Subdivision | Gregoire Park         |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9H 2L5               |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Snow Removal         |
| Parking Spaces | 3                    |
| Parking        | Driveway, Off Street |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan   |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Basement          | None   |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other                     |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Composite Siding          |
| Foundation        | Other                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 100              |
| Zoning         | RMH-2            |

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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