



## 253 Gregoire Drive Fort McMurray Alberta

\$77,000

Discover the perfect combination of comfort, convenience, and functionality in this stylish one-bedroom, one-bathroom condo, located on the south side of town. Designed with thoughtful features throughout, this unit offers an abundance of storage, including a linen closet, an entryway closet, and extra storage in the bathroom. The open-concept layout provides space for a kitchen island, making it ideal for entertaining or meal prep, while in-suite laundry adds to the convenience of daily living. A dedicated furnace in the unit ensures personalized climate control. Step outside to enjoy the spacious balcony, complete with a storage unit and a covered area with a light, as well as a gas line for a BBQ—perfect for hosting or relaxing. Your assigned underground parking stall keeps your vehicle secure, while six visitor parking stalls above ground ensure convenience for your guests. Additional features include a garburator and condo fees that cover water, sewer, and garbage services, streamlining your monthly expenses. Located in a well-maintained complex, this home is close to essential amenities, offering a quiet and comfortable space for first-time buyers, downsizers, or investors. Property is sold "As Is-Where is" with Schedule "A" forming part of all offers (id:6769)

4pc Bathroom 69.50 Ft x 8.00 Ft

Bedroom 10.08 Ft x 17.00 Ft

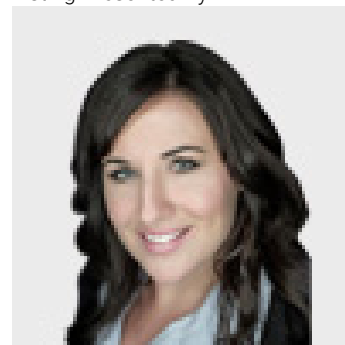
Kitchen 13.67 Ft x 12.58 Ft

Laundry room 6.42 Ft x 7.58 Ft

Living room 10.00 Ft x 20.75 Ft

Furnace 3.42 Ft x 2.25 Ft

Listing Presented By:



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