



## 305 Gregoire Crescent Fort McMurray Alberta

\$174,900

Welcome to 305 Gregoire Crescent, perfectly situated in Gregoire Park near Highway 63. This mobile home offers 1,207 square feet of stylish, functional living space and is ready for you to move in! Step into the open-concept main living area, where tall ceilings, multiple windows, and a cozy corner gas fireplace create a welcoming atmosphere. The kitchen and family room flow seamlessly, making it the perfect spot for entertaining or unwinding after a day on nearby trails. The primary bedroom, tucked away at the rear of the home, features a walk-in closet and a 3-piece ensuite for your convenience. At the opposite end, you'll find two additional good-sized bedrooms and a shared 4-piece bathroom with a tub/shower combo. A laundry/utility room provides extra storage space to keep everything organized. Outside, the home boasts great curb appeal and enough parking for three vehicles. Located close to schools, parks, and scenic walking trails, this property is ideal for outdoor enthusiasts who want to enjoy nature without sacrificing convenience. Condo fees are just \$290 per month and cover professional management, common property maintenance, water, sewer, and trash—adding even more ease to your lifestyle. Schedule your tour today! (id:6769)

3pc Bathroom 9.50 Ft x 5.08 Ft

4pc Bathroom 5.08 Ft x 7.83 Ft

Bedroom 9.17 Ft x 11.42 Ft

Bedroom 10.08 Ft x 9.58 Ft

Dining room 6.92 Ft x 11.33 Ft

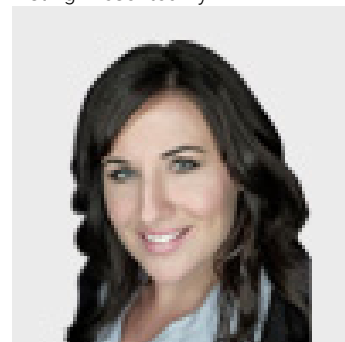
Kitchen 7.83 Ft x 13.67 Ft

Laundry room 10.08 Ft x 6.83 Ft

Living room 14.67 Ft x 15.08 Ft

Primary Bedroom 14.67 Ft x 12.25 Ft

Listing Presented By:



Originally Listed by:  
The Agency North Central Alberta



**RE/MAX Fort McMurray**

9919 Biggs Avenue, Fort McMurray, AB,

Phone: 780-880-7173  
jadenek@remax.net