



GRASSROOTS
REALTY GROUP

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**209 Gregoire Crescent
Fort McMurray, Alberta**

MLS # A2254289



\$229,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,431 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2 sheds

Welcome to 209 Gregoire Cr! As a first time home buyer, this owner spent 20 years where she started her family and built relationships with all the wonderful neighbours. Although she is sad to leave, she is excited to have moved into her new home with her growing family. Open concept living room, dining and kitchen with loads of cupboards and counter space provided ample space for everyone. Primary suite is located opposite the other 3 bedrooms giving the privacy needed once the kids are tucked in bed. Walk in closet is a great addition to the primary bedroom. The ensuite is also a treat at the end of a long day where you can relax in the over sized tub. . Laundry is conveniently located off the kitchen with extra storage.. Three additional bedrooms which one can be used as a den. Another 4 piece bath is shared by the 3 bedrooms. Outside you will find a nice yard with greenspace that has plenty of room for a trampoline. Also included with this property is 2 sheds. Have more than 2 vehicles? No problem, there is room for 3 vehicles. Close to bus stops, schools shopping, restaurants and more. Owner wants someone to love this home as much as her growing family has. Call today to view.