



GRASSROOTS
REALTY GROUP

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**75 Gregoire Avenue
Gregoire Lake Estates, Alberta**

MLS # A2260771



\$275,000

Division:	Gregoire Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,160 sq.ft.	Age:	1984 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Off Street, RV Access/Parking, Triple Garage Detached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Combination, Other	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Tray Ceiling(s), Vinyl Windows		

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, garage door opener, air conditioner

Looking for a place in a quiet location that offers tranquil living? Look no further! Situated on a HUGE 15,000 sq. ft. lot, 75 Gregoire Avenue offers you exactly that! Enjoy Lake Life living in beautiful Gregoire Lake Estates. This home offers 2 bedrooms, 1 bath, family room with a wood-burning fire place to keep your tootsies warm in the winter! High ceiling, beautiful spiral staircase leading to your loft that can also be used for a 3rd bedroom. It has seen some upgrades over the years including new siding, shingles and window (2016), New furnace (2008), water and sewer service on a regular interval basis with potable water (1600 gallon tank) and septic (2500 gallon holding tank). You also now have the option to hook up to RMWB's rural water and sewer servicing. Here's more! You and your kids will enjoy the freedom to run around in the yard, firepit, and BBQ on the back deck. Did I mention the huge triple car garage with IN FLOOR HEATING! Tons of parking here including RV parking! Take advantage of this opportunity to live in Gregoire Lake Estates! Call today! Ask for the disclosure.