



75 Gregoire Avenue  
Gregoire Lake Estates, Alberta

MLS # A2260771



**\$248,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Combination, Other	<b>Utilities:</b>	-
<b>Features:</b>	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.