



GRASSROOTS
REALTY GROUP

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**392 Gregoire Crescent
Fort McMurray, Alberta**

MLS # A2283813



\$279,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,412 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island		

Inclusions: SHED

Welcome to this bright and functional open-concept home built in 2011, offering three generous bedrooms and two full bathrooms. The kitchen is thoughtfully laid out with ample cabinetry, a pantry for extra storage, and a built-in wine fridge—perfect for hosting or everyday living. The primary bedroom features a walk-in closet and a private ensuite with a corner jetted tub. High ceilings enhance the spacious feel of the home, while smart storage options and a separate laundry room add to its practicality. This home is also equipped with central air conditioning for year-round comfort. Outside, enjoy a low-maintenance yard and a large 10' x 20' storage shed at the rear of the property—ideal for tools, toys, or seasonal storage. CALL TODAY FOR YOUR PERSONAL SHOWING