



**GRASSROOTS**  
REALTY GROUP

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**310, 243 Gregoire Drive  
Fort McMurray, Alberta**

**MLS # A2285734**



**\$124,900**

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,306 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,012
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Spacious 3-bedroom, 2-bath condo in Gregoire offering over 1,300 sq ft of living space! This open-concept unit features a cozy gas fireplace, a large in-suite laundry room, and a balcony to enjoy your outdoor space. Located on the third floor, it includes underground parking for your convenience. With a functional layout and plenty of room to make it your own, this property is being sold "as is, where is." parking stall 82