



GRASSROOTS
REALTY GROUP

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**403, 243 Gregoire Drive
Fort McMurray, Alberta**

MLS # A2300132



\$134,900

Division:	Gregoire Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,013 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,081
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer

PENT HOUSE UNIT WITH A LOFT! 2 PARKING STALLS! Welcome to 243 Gregoire Crescent #403, this unique multi-level unit is located on the top floor and is a pent house unit with a loft. Over 1000sqft this unit offer 2 bedrooms plus a 251 sqft loft that could be used as a 3rd bedroom or as a bonus room. The 2 bedrooms on the main floor each has 4 PC bathrooms and 1 has a walk in closet. The eat in kitchen features white cabinetry, an eat up bar and a walk in pantry. Additional perks include in suite laundry and 2 titled parking stalls - one in the underground parkade and a second surface stall. Located in Gregoire neighborhood, this condo provides quick access to the Gregoire Industrial Park, as well as highways 63 and 881. Don't miss out on this great opportunity—call now to schedule your private viewing!