



**GRASSROOTS**  
REALTY GROUP

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**301, 243 Gregoire Drive  
Fort McMurray, Alberta**

**MLS # A2211077**



**\$86,500**

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	592 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Paved		

<b>Heating:</b>	Central
<b>Floors:</b>	Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	-
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Elevator

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 575
<b>LLD:</b>	-
<b>Zoning:</b>	R3
<b>Utilities:</b>	-

**Inclusions:** all furniture except mattress

Great Condo on south end of town. Newly renovated exterior , parking stall , 2 storage units . . Parking stall 109. Great tenant in place, excellent turn key opportunity for turn key investment.