

# \$324,900 - 157 Gregoire Crescent, Fort McMurray

MLS® #A2210413

**\$324,900**

3 Bedroom, 2.00 Bathroom, 1,458 sqft  
Residential on 0.15 Acres

Gregoire Park, Fort McMurray, Alberta

Welcome to 157 Gregoire Crescent; an immaculately maintained & updated **THREE BEDROOM** home in a great location. Featuring brand new flooring, updated wall paneling & crown moulding and black stainless appliances this home feels brand new! With high ceilings and an overall warmth this home is spacious and inviting. At the front of the home youâ€™ll find two good sized bedrooms and main full bathroom. The living room is spacious offering room for comfy furniture. The kitchen & dining space are bright & open with plenty of cupboards & a pantry for storage. There is a designated laundry & storage area conveniently located off the rear entrance and just steps from the primary bedroom. Find yourself at home in this spacious primary suite, complete with walk in closet & ensuite with soaker tub. This property sits next to the access to the local pathways and backs onto a great playground; leaving you with only one direct neighbour. The property is well manicured with beautiful landscaping and a stamped concrete walkway leading to a backyard oasis; the perfect place to entertain or simply unwind. The very generous, oversized driveway allows for plenty of parking, including the RV! This stunning property has so much to offer and must be seen; pride of ownership really shines through here. Be sure to book your private tour today!

Built in 2008



## Essential Information

MLS® #	A2210413
Price	\$324,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,458
Acres	0.15
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

## Community Information

Address	157 Gregoire Crescent
Subdivision	Gregoire Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2L5

## Amenities

Amenities	Storage
Parking Spaces	6
Parking	Driveway, RV Access/Parking, See Remarks

## Interior

Interior Features	Closet Organizers, Crown Molding, High Ceilings, Laminate Counters, Open Floorplan, Pantry, See Remarks, Soaking Tub
Appliances	See Remarks
Heating	Central
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Fire Pit, Storage, Covered Courtyard
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, See Remarks

Roof	Asphalt Shingle
Construction	Mixed
Foundation	Block

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	17
Zoning	RMH-2

### **Listing Details**

Listing Office	EXP REALTY
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