

# \$240,000 - 209 Gregoire Crescent, Fort McMurray

MLS® #A2214354

## \$240,000

4 Bedroom, 2.00 Bathroom, 1,517 sqft  
Residential on 0.10 Acres

Gregoire Park, Fort McMurray, Alberta

Step into this well-maintained 4-bedroom, 2-bathroom mobile home, cared for by its original owners and located in a family friendly neighborhood on a bus route. Offering comfort, space, and convenience, the home features an open-concept layout with a bright and airy living area that flows seamlessly into the kitchen and dining space – ideal for everyday living or entertaining.

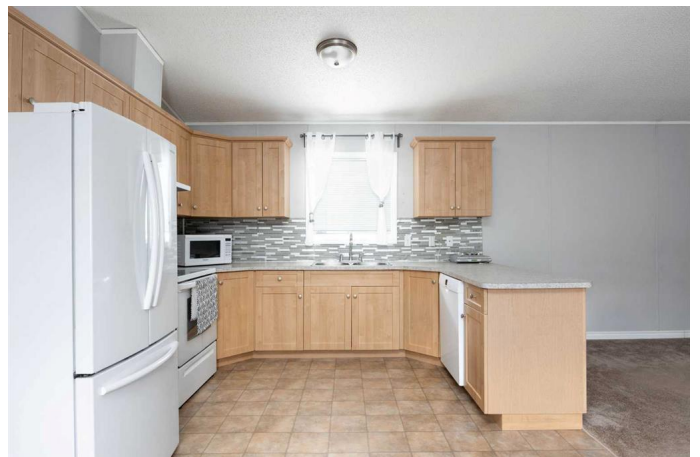
The spacious kitchen provides ample cabinetry and counter space. The primary bedroom includes a private en-suite, while the additional 3 bedrooms share a second full bath. This non-smoking home also features air conditioning, two outdoor storage sheds (8X10 and 8X7.5), and an extended driveway offer ample parking for multiple vehicles

Additional features include a new belly bag in 2017, an updated front deck, and updated appliances. and the chimney replaced in 2022. Immediate possession is available, and the sellers are open to offers. A great opportunity in a well-established community – schedule your tour today!

Built in 2008

## Essential Information

MLS® #	A2214354
Price	\$240,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,517
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

### Community Information

Address	209 Gregoire Crescent
Subdivision	Gregoire Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2L5

### Amenities

Amenities	Snow Removal
Parking Spaces	3
Parking	Driveway, Off Street

### Interior

Interior Features	Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Other

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	120
Zoning	RMH-2

### **Listing Details**

Listing Office	RE/MAX Connect
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