

132 Gregoire Crescent  
Fort McMurray, Alberta

MLS # A2155223



## \$249,900

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,198 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Front Drive, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 290
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH-2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Open Floorplan, Vinyl Windows		

**Inclusions:** Central air, Shed,

Welcome to 132 Gregoire cres, Renovated throughout and ready for new owners. This 3 bedroom 2 bathroom mobile sits on its own land. Open concept and bright, this beautiful mobile boasts Luxury vinyl plank flooring in Primary bedroom & NEW Laminate flooring in Kitchen, Dinette, Livingroom & Front Entrance, S/S appliances, Central Air conditioner, shed. This beautiful modular has 2 bedrooms at front both features a walk in closet & laminate flooring. a full 4 pcs. bathroom. Open concept Kitchen & Living room featuring a gas fire place with mantel, 3 large windows allowing the beautiful sun to shine in, Bright white kitchen with loads of cabinets & counter space, 2 sky lights & extra pantry cabinets. Separate laundry area with lots of extra cabinets for storage, front load washer & dryer. Spacious Primary bedroom boasting LVP flooring with large closet & full Ensuite featuring corner Jet tub & stand up shower. Large front deck, Shed, Tandem driveway. All appliances included, all window coverings. Immediate possession. call today for your personal showing