

**280 Gregoire Crescent
Fort McMurray, Alberta**

MLS # A2155435



\$264,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Double Wide Mobile Home		
Size:	1,513 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Landscaped, Level, Rectangular Lot, Zero		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, OTR Microwave, Washer, Dryer, All Existing Window Coverings, AC Unit, Detached Shed

Welcome to 280 Gregoire Crescent - a spacious, 1,513 square foot double-wide mobile home featuring an open layout with a rare find: 4 bedrooms and 2 full bathrooms. Move-in ready, it boasts vaulted ceilings in the cozy living room with updated laminate flooring. The functional layout makes the most of the available space, perfect for a growing family. The kitchen is well-equipped with stainless steel appliances, ample cupboard and cabinetry space, and plenty of counter space for all your needs. The master bedroom offers a walk-in closet and a full ensuite for your comfort. Enjoy the privacy of a spacious yard with no neighbors behind, and the convenience of easy access to a nearby elementary school, parks, restaurants and more! Additional features include air conditioning and a detached shed for extra storage. All that's left to do is move in and make it your own. Call to book your viewing today!