

# \$229,900 - 209 Gregoire Crescent, Fort McMurray

MLS® #A2254289

**\$229,900**

4 Bedroom, 2.00 Bathroom, 1,431 sqft

Residential on 0.10 Acres

Gregoire Park, Fort McMurray, Alberta

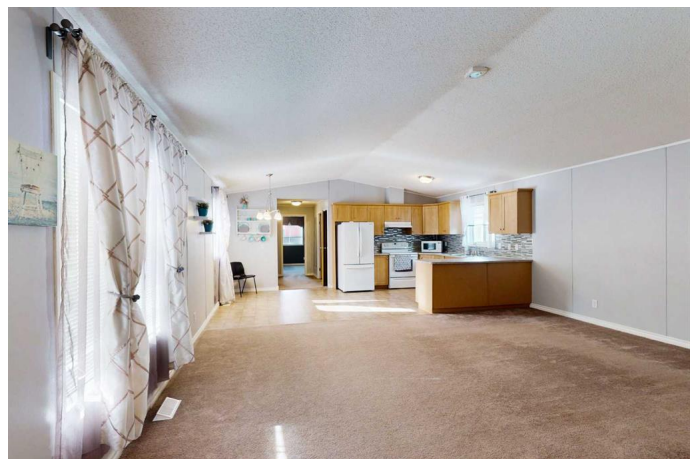
Welcome to 209 Gregoire Cr! As a first time home buyer, this owner spent 20 years where she started her family and built relationships with all the wonderful neighbours. Although she is sad to leave, she is excited to have moved into her new home with her growing family. Open concept living room, dining and kitchen with loads of cupboards and counter space provided ample space for everyone. Primary suite is located opposite the other 3 bedrooms giving the privacy needed once the kids are tucked in bed. Walk in closet is a great addition to the primary bedroom. The ensuite is also a treat at the end of a long day where you can relax in the over sized tub. . Laundry is conveniently located off the kitchen with extra storage.. Three additional bedrooms which one can be used as a den. Another 4 piece bath is shared by the 3 bedrooms. Outside you will find a nice yard with greenspace that has plenty of room for a trampoline. Also included with this property is 2 sheds. Have more than 2 vehicles? No problem, there is room for 3 vehicles. Close to bus stops, schools shopping, restaurants and more. Owner wants someone to love this home as much as her growing family has. Call today to view.

Built in 2007

## Essential Information

MLS® #

A2254289



|                |             |
|----------------|-------------|
| Price          | \$229,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,431       |
| Acres          | 0.10        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| 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      | Clubhouse, Park, Party Room, Playground, Trash |
| Parking Spaces | 3                                              |
| Parking        | Parking Pad                                    |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)              |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                        |
| Cooling           | Central Air                                                                                       |
| Basement          | None                                                                                              |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt                           |
| Construction      | Vinyl Siding, Wood Frame          |

Foundation                      Block

**Additional Information**

Date Listed                      September 8th, 2025  
Days on Market                10  
Zoning                             RMH-2

**Listing Details**

Listing Office                    3% REALTY FORT MCMURRAY

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