

**207, 253 Gregoire Drive
Fort McMurray, Alberta**

MLS # A2280171



\$84,900

Division: Gregoire Park

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 675 sq.ft. **Age:** 2003 (23 yrs old)

Beds: 1 **Baths:** 1

Garage: Parkade, Stall, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 447

LLD: -

Zoning: R3

Utilities: -

Heating: Boiler

Floors: Carpet, Vinyl

Roof: -

Basement: -

Exterior: Cement Fiber Board

Foundation: -

Features: See Remarks

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings

CALLING ALL INVESTORS! UNDERGROUND PARKING! Welcome to 207-253 Gregoire— perfect for investors looking for a low maintenance **POSITIVE CASHFLOW** investment. Currently rented until May 1st for \$1250/month plus utilities. This 1 bedroom, 1 bathroom condo offering comfort, convenience, and value. This well-planned unit features in-suite laundry, a linen closet, and a front entry closet for extra storage. The kitchen opens to the dining nook and living room, creating a bright, functional space that flows onto a spacious balcony complete with its own storage room. Additional highlights include underground heated parking stall (#19), central A/C for year-round comfort and a huge balcony to enjoy your outdoor space. Located in Gregoire, you’ll love the easy access to the Industrial Park, plus Highways 63 & 881 for a smooth commute. Condo fees are just \$446.78/month. This is a great opportunity to own at a great price. Currently rented. Pictures were taken prior to renter moving in