

**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:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 447
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R3
Foundation:	-	Utilities:	-
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