

**392 Gregoire Crescent  
Fort McMurray, Alberta**

**MLS # A2283813**

# \$279,900



**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** Piling(s)

**Features:** Kitchen Island

**Inclusions:** SHED

**Division:** Gregoire Park

**Type:** Residential/Manufactured House

**Style:** Mobile Home-Double Wide

**Size:** 1,412 sq.ft. **Age:** 2011 (15 yrs old)

**Beds:** 3 **Baths:** 2

**Garage:** Parking Pad

**Lot Size:** 0.09 Acre

**Lot Feat:** Front Yard

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 335

**LLD:** -

**Zoning:** RMH-2

**Utilities:** -

Welcome to this bright and functional open-concept home built in 2011, offering three generous bedrooms and two full bathrooms. The kitchen is thoughtfully laid out with ample cabinetry, a pantry for extra storage, and a built-in wine fridge—perfect for hosting or everyday living. The primary bedroom features a walk-in closet and a private ensuite with a corner jetted tub. High ceilings enhance the spacious feel of the home, while smart storage options and a separate laundry room add to its practicality. This home is also equipped with central air conditioning for year-round comfort. Outside, enjoy a low-maintenance yard and a large 10' x 20' storage shed at the rear of the property—ideal for tools, toys, or seasonal storage. CALL TODAY FOR YOUR PERSONAL SHOWING