

403, 243 Gregoire Drive  
Fort McMurray, Alberta

MLS # A2300132



## \$134,900

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,013 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Fireplace(s), Forced Air

**Floors:** Carpet

**Roof:** -

**Basement:** -

**Exterior:** Cement Fiber Board

**Foundation:** -

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 1,081

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** Fridge, stove, dishwasher, washer, dryer

PENT HOUSE UNIT WITH A LOFT! 2 PARKING STALLS! Welcome to 243 Gregoire Crescent #403, this unique multi-level unit is located on the top floor and is a pent house unit with a loft. Over 1000sqft this unit offer 2 bedrooms plus a 251 sqft loft that could be used as a 3rd bedroom or as a bonus room. The 2 bedrooms on the main floor each has 4 PC bathrooms and 1 has a walk in closet. The eat in kitchen features white cabinetry, an eat up bar and a walk in pantry. Additional perks include in suite laundry and 2 titled parking stalls - one in the underground parkade and a second surface stall. Located in Gregoire neighborhood, this condo provides quick access to the Gregoire Industrial Park, as well as highways 63 and 881. Don't miss out on this great opportunity&mdash;call now to schedule your private viewing!