

**392 Gregoire Crescent  
Fort McMurray, Alberta**
**MLS # A2283813**


# \$279,900

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,412 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH-2
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** SHED

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