

**307, 243 Gregoire Drive  
Fort McMurray, Alberta**

**MLS # A2277664**



**\$79,900**

**Division:** Gregoire Park

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

**Style:** Apartment-Single Level Unit

**Size:** 670 sq.ft. **Age:** 2002 (24 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Off Street

**Lot Size:** -

**Lot Feat:** -

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 558

**Basement:** -

**LLD:** -

**Exterior:** Composite Siding, See Remarks, Wood Frame

**Zoning:** R3

**Foundation:** -

**Utilities:** -

**Features:** See Remarks

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

Welcome to 243 Gregoire Crescent #307, an ideal opportunity for affordable living! This charming 667 sq ft condo, situated on the 3rd floor, offers a modern open-concept kitchen and living area. The unit features a spacious primary bedroom and a full 4-piece bathroom. Additional perks include in suite laundry, a storage unit on the deck and a titled surface parking 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! Available immediately.