

# \$87,500 - 411, 243 Gregoire Drive, Fort McMurray

MLS® #A2209412

**\$87,500**

1 Bedroom, 1.00 Bathroom, 646 sqft

Residential on 0.00 Acres

Gregoire Park, Fort McMurray, Alberta

Gregoire's only top floor 1 bedroom, 1 bathroom condo available at this unbeatable price! As soon as you walk in, you'll see how well cared for the unit is and appreciate the open concept layout with no carpet. It has a spacious layout with a peninsula style kitchen that gives you lots of cupboard space and plenty of room to prep. The unit has laminate flooring throughout and crown molding for a clean, finished look. The bedroom is a good size and comes with a walk-in closet. You'll also find a linen closet for extra storage and the bonus of in-suite laundry for added convenience. The living room opens up to a private balcony through sliding patio doors, and there's a gas line for your BBQ—perfect for enjoying the warm summer days that are coming. The view is nice and private with lots of greenery around. This unit comes with surface parking stall #102. It's located in Gregoire, a neighbourhood known for being close to just about everything—walking trails, parks, restaurants, shops, and quick highway access and airport. If you're looking for something affordable, low-maintenance, and move-in ready—this might be the one! Bonus Feature: AIR CONDITIONING

Built in 2002

## Essential Information

MLS® #

A2209412



Price	\$87,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	646
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	411, 243 Gregoire Drive
Subdivision	Gregoire Park
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 3G7

### Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Stall, Titled

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Baseboard
Cooling	Central Air
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

### Additional Information

Date Listed	April 10th, 2025
Days on Market	10

Zoning

R3

## **Listing Details**

Listing Office

COLDWELL BANKER UNITED

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.