

# **\$300,000 - 75 Gregoire Avenue, Gregoire Lake Estates**

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MLS® #A2198102

**\$300,000**

2 Bedroom, 1.00 Bathroom, 1,160 sqft

Residential on 0.34 Acres

Gregoire Lake, Gregoire Lake Estates, Alberta

Looking for a place in a quiet location that offers tranquil living? Look no further! Situated on a HUGE 15,000 sq. ft. lot, 75 Gregoire Avenue offers you exactly that! Enjoy Lake Life living in beautiful Gregoire Lake Estates. This home offers 2 bedrooms, 1 bath, family room with a wood-burning fire place to keep your tootsies warm in the winter! High ceiling, beautiful spiral staircase leading to your loft that can also be used for a 3rd bedroom. It has seen some upgrades over the years including new siding, shingles and window (2016), New furnace (2008), water and sewer service on a regular interval basis with potable water (1600 gallon tank) and septic (2500 gallon holding tank). You also now have the option to hook up to RMWB's rural water and sewer servicing. Here's more! You and your kids will enjoy the freedom to run around in the yard, firepit, and BBQ on the back deck. Did I mention the huge triple car garage with IN FLOOR HEATING! Tons of parking here including RV parking! Take advantage of this opportunity to live in Gregoire Lake Estates! Call today!

Built in 1984

## **Essential Information**

MLS® #                    A2198102

Price                     \$300,000

Bedrooms              2



|                |             |
|----------------|-------------|
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,160       |
| Acres          | 0.34        |
| Year Built     | 1984        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 75 Gregoire Avenue    |
| Subdivision | Gregoire Lake         |
| City        | Gregoire Lake Estates |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T0P 1J0               |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 10   |
| Parking        | Heated Garage, Off Street, RV Access/Parking, Triple Garage Detached |
| # of Garages   | 3  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, Laminate Counters, Vinyl Windows, Tray Ceiling(s)             |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Living Room, Wood Burning  |
| Basement          | None   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Other, Private Yard   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Rectangular Lot, Private |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingle    |
| Construction | Vinyl Siding       |
| Foundation   | Combination, Other |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 1st, 2025 |
| Days on Market | 58              |
| Zoning         | CR              |

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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