

# **\$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	48
Zoning	CR

### **Listing Details**

Listing Office	RE/MAX Connect
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