

# \$309,900 - 78 Gregoire Avenue, Gregoire Lake Estates

MLS® #A2214513

**\$309,900**

3 Bedroom, 2.00 Bathroom, 1,495 sqft

Residential on 0.31 Acres

Gregoire Lake, Gregoire Lake Estates, Alberta

Experience the Best of Lake Living at 78 Gregoire Lake Estates! Set on treelined 13,500sf lot, this raised bungalow offers a rare chance to enjoy the beauty of Fort McMurray's lake community year-round. This lake lifestyle property is a dream for nature lovers with plenty of room to park and store your RV and/or recreational toys, too. Inside, the main living space welcomes you with vaulted ceilings, a cozy wood-burning fireplace, and updated vinyl plank flooring, creating the perfect blend of warmth and charm. The kitchen is as functional as it is inviting, featuring ample cabinetry, an island for easy prep, and a convenient pantry. The dining area flows seamlessly from the kitchen, offering a peaceful view of the private backyard and deck ideal for hosting or simply relaxing. The main floor offers three well-sized bedrooms, including a spacious master suite complete with a walk-in closet and a generous ensuite bath. The undeveloped basement provides a fantastic opportunity to add your personal touch and expand your living space. The attached 20x22 garage offers extra storage or the perfect workshop setup, while the spacious, mature yard becomes your own private retreat. This property combines comfort, space, and outdoor adventure all just steps from Gregoire Lake. Call to book your viewing today!

Built in 2007



## Essential Information

MLS® #	A2214513
Price	\$309,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,495
Acres	0.31
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	78 Gregoire Avenue
Subdivision	Gregoire Lake
City	Gregoire Lake Estates
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 0L2

## Amenities

Parking Spaces	8
Parking	Double Garage Attached, Front Drive, Garage Faces Front, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Other
Heating	In Floor, Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Interior Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 26th, 2025
Days on Market	3
Zoning	CR

**Listing Details**

Listing Office	EXP REALTY
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