

# \$89,900 - 207, 253 Gregoire Drive, Fort McMurray

MLS® #A2252110

**\$89,900**

1 Bedroom, 1.00 Bathroom, 675 sqft

Residential on 0.00 Acres

Gregoire Park, Fort McMurray, Alberta

**UNDERGROUND PARKING!** Welcome to 207-253 Gregoire—a 1 bedroom, 1 bathroom condo offering comfort, convenience, and value. Perfect for first-time buyers, commuters, or investors seeking a low-maintenance rental. This well-planned unit features in-suite laundry, a linen closet, and a front entry closet for extra storage. The kitchen opens to the dining nook and living room, creating a bright, functional space that flows onto a spacious balcony complete with its own storage room. Additional highlights include underground heated parking stall (#19), central A/C for year-round comfort and a huge balcony to enjoy your outdoor space. Located in Gregoire, youâ€™ll love the easy access to the Industrial Park, plus Highways 63 & 881 for a smooth commute. Condo fees are just \$446.78/month. This is a great opportunity to own at a great price.

Built in 2003

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2252110 |
| Price          | \$89,900 |
| Bedrooms       | 1        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 675      |
| Acres          | 0.00     |
| Year Built     | 2003     |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 207, 253 Gregoire Drive |
| Subdivision | Gregoire Park           |
| City        | Fort McMurray           |
| County      | Wood Buffalo            |
| Province    | Alberta                 |
| Postal Code | T9H 4G7                 |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Elevator(s), Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                            |
| Parking        | Parkade, Stall, Underground                  |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | See Remarks                                                    |
| Appliances        | Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer |
| Heating           | Boiler                                                         |
| Cooling           | Central Air                                                    |
| # of Stories      | 4                                                              |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Construction      | Cement Fiber Board |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 12                  |
| Zoning         | R3                  |

### Listing Details

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

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