



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**132 GREENBRIAR Bay, Fort McMurray T9H3Y4**

MLS® #: **A2067294**

Area: **Gregoire**

Listing Date: **07/20/23**

List Price: **\$169,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 27-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1997**

Finished Floor Area  
Abv Sqft: **1,064**  
Low Sqft:  
Ttl Sqft: **1,064**

DOM

**490**  
Layout  
Beds: **3 (3)**  
Baths: **2.0 (2 0)**  
Style: **Mobile**

Lot Information

Lot Sz Ar: **4,735 sqft**  
Lot Shape:

Parking

Ttl Park: **3**  
Garage Sz:

Access:

Lot Feat: **Back Yard**  
Park Feat: **See Remarks,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Other**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Washer/Dryer**  
Int Feat: **Ceiling Fan(s),See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 7`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`11" x 11`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`5" x 14`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`5" x 12`4"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`1" x 9`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`9" x 7`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`9" x 11`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$290**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RMH-2**

Legal Desc: **9924071**

Remarks

Pub Rmks: **RENOVATIONS COMPLETE! Welcome to 132 Greenbriar Bay. This home offers 3 bedrooms which includes the primary bedroom that comes with a large closet and en suite bathroom. The kitchen offers newer stainless steel appliances and ample cabinet and cub board space. Off the kitchen is a large dining area, and a massive living room sure to fit the entire family. Just outside the 2 spare bedroom is a 4 PCE bathroom. Renovations include newer siding, newer shingles, newer windows, new eaves, interior of home has freshly painted ceiling, new interior doors, new deck, new baseboard, new toilets. An added bonus is all the out front parking. Call now to book your personal showing.**

Inclusions:  
Property Listed By: **Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, ROYAL LEPAGE BENCHMARK**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**

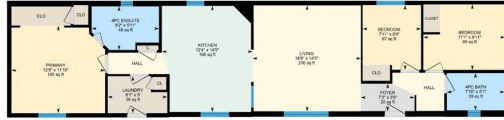






132 Greenbriar Bay, Fort McMurray, AB

Main Floor Exterior Area 1054.10 sq ft  
Interior Area 909.57 sq ft



PREPARED: 2023/01/20



While regions are excluded from total floor area in GUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

