



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**148 GREENBRIAR Bay, Fort McMurray T9H 3Y4**

MLS® #: **A2108083**

Area: **Gregoire**

Listing Date: **02/17/24**

List Price: **\$165,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1997**

Lot Information

Lot Sz Ar:

**4,359 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,202**

Low Sqft:

Ttl Sqft:

**1,202**

DOM

**92**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Single Wide Mobile Home**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Standard Shaped Lot  
Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Wood Siding**

Flooring:

**Laminate, Linoleum, Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Block**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer**

Int Feat: **Ceiling Fan(s), Kitchen Island**

Utilities:

Room Information

Room

**4pc Bathroom**

**Bedroom**

**Foyer**

**Laundry**

**Bedroom - Primary**

Level

**Main**

**Main**

**Main**

**Main**

**Main**

Dimensions

**4`11" x 8`5"**

**8`3" x 14`10"**

**14`6" x 3`5"**

**7`6" x 9`6"**

**11`9" x 14`10"**

Room

**4pc Ensuite bath**

**Bedroom**

**Kitchen**

**Living Room**

Level

**Main**

**Main**

**Main**

**Main**

Dimensions

**5`1" x 8`11"**

**8`4" x 9`1"**

**12`0" x 14`8"**

**14`9" x 14`9"**

Condo Fee: \$290	Title: Fee Simple Fee Freq: Monthly	Zoning: RMH-2
Legal Desc: 9924071	Remarks	
Pub Rmks:	EXCELLENT PRICE for this newly renovated home in Gregoire Park! This home has seen many renos over the last few years with the most recent being new flooring, new paint, updated bathroom. Offering 3 bedrooms, 2 bathrooms, a fenced yard and open concept living BONUS: NO LAND LEASE FEES for this one!! Lot is owned and has low condo fees!	
Inclusions: Property Listed By:	N/A RE/MAX FORT MCMURRAY	

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







