



THE
A-TEAM

**RE/MAX
FIRST**

160 GREENBRIAR Bay, Fort McMurray T9H 3Y5

MLS®#: **A2121947**

Area: **Gregoire**

Listing Date: **04/10/24**

List Price: **\$234,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2013

Lot Information

Finished Floor Area

Lot Sz Ar:

4,734 sqft

Lot Shape:

Abv Sqft:

1,501

Low Sqft:

Ttl Sqft:

1,501

DOM

39

Layout

Beds:

4 (4)

Baths:

2.0 (2 0)

Style:

Modular Home

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Interior Lot,Zero Lot Line

Driveway,Paved,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Storage**

Construction:

Vinyl Siding

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

None

Int Feat:

Built-in Features,Ceiling Fan(s),Open Floorplan,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 4`11"
Bedroom	Main	12`0" x 8`0"
Bedroom	Main	9`3" x 13`6"
Kitchen	Main	10`1" x 10`11"
Living Room	Main	18`6" x 14`3"
Bedroom - Primary	Main	13`3" x 12`11"

Room	Level	Dimensions
4pc Ensuite bath	Main	5`1" x 8`1"
Bedroom	Main	8`11" x 10`1"
Dining Room	Main	8`5" x 10`11"
Laundry	Main	9`11" x 8`8"
Mud Room	Main	8`3" x 8`8"

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-2

Legal Desc: **9924071**

Remarks

Pub Rmks:

Welcome to 160 Greenbriar Bay; Step into this immaculate 4-bedroom, 2-bathroom home that feels just like new! Upon entering, you'll be embraced by a spacious and inviting foyer adorned with warm tones throughout. The heart of the home boasts an open-concept design, seamlessly connecting the expansive living room featuring a cozy corner gas fireplace with a functional kitchen adorned with cherrywood cabinets and plenty of countertop space for meal preparation and storage. The adjacent dining space features built in cabinetry all bathed in an abundance of natural light. Retreat to the generously sized primary bedroom, where you'll find a walk-in closet and a full four piece ensuite including a soaker jet tub. Three additional well-appointed bedrooms located at the other end of the home offers privacy and extra space for family or guests, complete with another four piece bathroom. Convenience is key with a separate laundry room that also provides extra storage space. Outside, the fully fenced yard ensures privacy while the extra-large driveway offers parking solutions and rear access for RV or toy storage catering to all your needs. Schedule your private tour today!

Inclusions:
Property Listed By:

**-- as is where is --
The Agency North Central Alberta**

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







