



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**296 GREENWICH Lane, Fort McMurray T9H 3Z3**

MLS® #: **A2124468**

Area: **Gregoire**

Listing Date: **04/19/24**

List Price: **\$150,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**2005**

Lot Information

Finished Floor Area

Abv Sqft:

**1,208**

Low Sqft:

Ttl Sqft:

**1,208**

Lot Sz Ar:

**5,318 sqft**

Lot Shape:

DOM

**27**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Mobile**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Dog Run Fenced In,Lawn,Landscaped  
Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

**Piling(s)**

Kitchen Appl:

**None**

Int Feat:

**Laminate Counters,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>		<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Main</b>	<b>14`10" x 9`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 8`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`3" x 13`9"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>14`9" x 18`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`4" x 8`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`10" x 15`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`10" x 12`1"</b>			

Condo Fee:  
**\$290**

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

Zoning:  
**RMH-2**

Legal Desc: **9924071**

Remarks

Pub Rmks: **Welcome to your next chapter at this charming residence nestled in the heart of Fort McMurray's Gregoire Park neighbourhood. This 1,110 square foot mobile home, standing proudly on a generous 5,318 square foot lot, presents a blend of comfort and potential, offering a canvas for your personal touch. As you step inside, you're greeted by an inviting open-concept living room, seamlessly flowing into the kitchen. The living area, with its spacious design, is perfect for creating those cherished family moments or entertaining friends. The kitchen, a true heart of the home, boasts a practical pantry and ample cabinets, ensuring all your storage needs are met with ease. The home features three cozy bedrooms, each offering a private retreat for relaxation. The primary bedroom is a standout, featuring a walk-in closet, ensuring ample space for your belongings. The adjoining 4-piece ensuite is a haven of tranquility, designed for your comfort and convenience. The main bathroom services the home with efficiency and style, echoing the home's overall charm. Step outside to discover a backyard oasis, complete with a dog run, shed, and a fully fenced yard, promising endless outdoor enjoyment and a safe haven for your furry friends. Located in an area ripe with potential, this property is close to lush green trails and convenient transportation links, making it a perfect blend of suburban tranquility and urban accessibility. While this home does require some love and effort, it stands as a beacon of opportunity for those willing to invest in its promise. It's a chance to mold a space that truly reflects your taste and style. Intrigued? Explore more with our detailed floor plans, showcasing every sink and shower and a comprehensive 360 tour. Are you ready to say yes to this address and embark on a journey of transformation and personal fulfillment?**

Inclusions: **no chattels as is where is on possession**  
Property Listed By: **RE/MAX FORT MCMURRAY**

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













