



THE
A-TEAM

**RE/MAX
FIRST**

200 GREELY ROAD , Fort McMurray T9H 3Y6

MLS®#: **A2143198**

Area: **Gregoire**

Listing Date: **06/24/24**

List Price: **\$269,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 22-Jul**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,194**
Low Sqft:
Ttl Sqft: **1,194**

DOM

84
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Mobile**

Lot Information

Lot Sz Ar: **4,632 sqft**
Lot Shape:

Parking
Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Greenbelt**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Shingle**
Heating: **Forced Air**
Sewer: **Public Sewer**
Ext Feat: **Fire Pit,Garden,Private Yard,Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Tile,Vinyl,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Block**

Kitchen Appl: **Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Quartz Counters,Separate Entrance,Skylight(s),Storage,Vaulted Ceiling(s)**
Utilities: **Cable Available,Electricity Available,High Speed Internet Available,Phone Available,Sewer Available,Water Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`1" x 11`4"	4pc Bathroom	Main	5`0" x 8`2"
Bedroom	Main	9`1" x 8`2"	Living Room	Main	14`7" x 14`10"
Kitchen	Main	7`10" x 13`4"	Bedroom - Primary	Main	11`9" x 12`2"
4pc Ensuite bath	Main	14`7" x 4`11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$290

Fee Simple

RMH-2

Fee Freq:

Monthly

Legal Desc: **9924071**

Remarks

Pub Rmks: **Nestled in the neighborhood of Gregoire, is this FULLY renovated 3 bedroom, 2 bathroom home that offers a perfect blend of comfort and modern elegance. Upon walking in, you realize not one shortcut has been taken in making this home standout! White and bright with new flooring and paint throughout the entire home. TONS of light with NEW windows on both sides along with a skylight. The kitchen features sleek NEW quartz countertops with high end appliances and is perfect for culinary enthusiasts. The primary bedroom has a large closet along with a en-suite. 2 more bedrooms that will speak to the rest of the family. Situated backing onto green-space, enjoy peace and privacy in your own backyard oasis. Access to the green-space for all your motorized toys with gate access. This property also features tons of parking, up to 4 vehicles. When we say fully redone, we mean 2020 New hot Water tank, 2019 New Furnace/Air conditioner/Chimney and 2018 New shingles. New Doors, trim, toilets and kitchen cabinets and more! This property accommodates ALL your lifestyle needs and its the epitome of MOVE IN READY. Don't miss the opportunity to call this meticulously updated residence your new home!**

Inclusions: **Washer, Dryer, Stove, Fridge, dishwasher, Microwave, Microwave Hood Fan, Back Shed**

Property Listed By: **COLDWELL BANKER UNITED**

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