



THE
A-TEAM

**RE/MAX
FIRST**

209 GREELY Road, Fort McMurray T9H 3Y7

MLS® #: **A2146557**

Area: **Gregoire**

Listing Date: **07/03/24**

List Price: **\$329,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2011**
Lot Information
Lot Sz Ar: **4,663 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,403**
Low Sqft:
Ttl Sqft: **1,403**

DOM

75
Layout
Beds: **4 (4)**
Baths: **2.0 (2 0)**
Style: **Mobile**

Parking

Ttl Park: **4**
Garage Sz:

Access:
Lot Feat: **Back Yard,See Remarks**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:
Piling(s)

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`11" x 5`0"	4pc Ensuite bath	Main	5`1" x 8`1"
Bedroom	Main	9`1" x 10`1"	Bedroom	Main	12`2" x 8`0"
Bedroom	Main	9`3" x 13`8"	Dining Room	Main	8`5" x 11`1"
Foyer	Main	6`4" x 14`0"	Kitchen	Main	10`3" x 11`1"
Laundry	Main	10`1" x 8`7"	Living Room	Main	18`8" x 14`3"

Mud Room	Main	8`4" x 8`8"	Bedroom - Primary	Main	13`5" x 12`11"
Legal/Tax/Financial					

Condo Fee: \$290		Title: Fee Simple		Zoning: RMH-2	
		Fee Freq: Monthly			

Legal Desc:	9924071				
Remarks					

Pub Rmks: **Welcome to your new home! This spacious 4-bedroom mobile home offers comfort and style, nestled next to an empty lot for added privacy. The primary bedroom features a luxurious 4-piece ensuite, complete with a large jetted soaker tub, perfect for unwinding after a long day. There is new vinyl plank flooring throughout, as well as a new Hot water tank. New belly bag and heat trace (2022). Step outside to your backyard oasis, where you'll find a fully fenced yard, ideal for entertaining. Enjoy double decks and a private patio area, perfect for gatherings with family and friends. The 4-car gravel driveway in front of the unit provides ample parking space for your vehicles and guests. Located on a quiet street, this home is conveniently close to schools and playgrounds, making it a perfect choice for families. Don't miss the opportunity to make this beautiful mobile home your own!**

Inclusions: **Refrigerator, Stove(s), Microwave, Dishwasher, &Washer/Dryer**
Property Listed By: **EXP REALTY**

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