



THE
A-TEAM

**RE/MAX
FIRST**

208 GREENBRIAR Bay, Fort McMurray T9H3Y4

MLS®#: **A2154030**

Area: **Gregoire**

Listing **07/31/24**

List Price: **\$279,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 09-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,207**
Low Sqft:
Ttl Sqft: **1,207**

DOM

49
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Mobile**

Lot Information

Lot Sz Ar: **6,907 sqft**
Lot Shape:

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Garden,No Neighbours Behind,Landscaped,Yard Lights,Rectangular Lot,Treed,Zero Lot Line**

Park Feat: **Additional Parking,Alley Access,Driveway,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Awning(s),Garden,Lighting,Permeable Paving,Private Yard,Rain Gutters,Storage**

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Tile,Vinyl,Wood**
Water Source:
Fnd/Bsmt:
Piling(s)

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 5`0"
Bedroom - Primary	Main	14`9" x 11`9"
Bedroom	Main	14`8" x 8`2"
Eat in Kitchen	Main	14`9" x 12`0"
Living Room	Main	14`9" x 14`9"
Workshop	Main	15`3" x 13`3"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`5" x 5`0"
Bedroom	Main	10`3" x 8`9"
Foyer	Main	5`5" x 14`6"
Laundry	Main	9`5" x 7`6"
Hall	Main	5`4" x 7`10"
Storage	Main	11`11" x 9`5"

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-2

Legal Desc: **9924071**

Remarks

Pub Rmks: **Welcome to 208 Greenbriar Bay, a beautifully renovated mobile located at the back of the Gregoire Park. This SINGLE OWNER home sits on a large 6,907 sqft mature lot, boasting full grown trees, lilac bushes & backing onto green space offering swing gate access for RV, boat, trailer or toy parking in the rear. You can truly relax on the oversized deck (built in 2020) during the day or into the evenings with the built in lighting to light your way. Follow through to the yard & enjoy a ground level patio area, TONS of yard space & 2 sheds/shops. Nothing in this home has been over looked; bamboo flooring throughout much of the main areas, a kitchen boasting white cabinets with matching white subway tile, updated appliances, two 4 pc fully renovated bathrooms, updated paint throughout, new light fixtures & door hardware; the list goes on. This homeowner also ensured large ticket items were replaced along the way! A front driveway allows for multi vehicle parking, with additional visitor parking located within steps. Call today for your viewing! **This property was appraised in July of 2024, with an updated effective age of 10 years old - 2014****

Inclusions: **Shed (2), electric fireplace, TV wall mounts, white cabinet system in laundry room, multi-colour shelving unit in living room & existing window coverings. * ALL OTHER CHATTELS NEGOTIABLE**

Property Listed By: **COLDWELL BANKER UNITED**

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









