



THE
A-TEAM

**RE/MAX
FIRST**

177 GREELY Road, Fort McMurray T9H 3Y7

MLS®#: **A2169410**

Area: **Gregoire**

Listing Date: **09/29/24**

List Price: **\$43,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1980**
Lot Information
Lot Sz Ar: **5,903 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,459**
Low Sqft:
Ttl Sqft: **1,459**

DOM

52
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Double Wide Mobile Home**

Parking

Ttl Park: **3**
Garage Sz:

Access:
Lot Feat: **See Remarks**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Floor Furnace,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **See Remarks**
Flooring: **Ceramic Tile,Laminate,Wood**
Water Source:
Fnd/Bsmt: **Block**

Kitchen Appl: **See Remarks**
Int Feat: **No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	0`0" x 0`0"	3pc Ensuite bath	Main	0`0" x 0`0"
Bedroom - Primary	Main	12`6" x 11`7"	Bedroom	Main	11`7" x 9`0"
Kitchen With Eating Area	Main	18`6" x 12`6"	Bedroom	Main	10`7" x 9`6"
Living Room	Main	18`6" x 12`6"	Foyer	Main	15`0" x 9`0"
Other	Main	8`0" x 7`3"			

Legal/Tax/Financial

Title:
Leasehold
Legal Desc:

Zoning:
RMH-2

9924071

Remarks

Pub Rmks: **WOW! This home has had extensive renovations over the years. For the Chef of the home you will LOVE the BEAUTIFUL custom maple cabinets w/soft close doors & drawers and pull-out shelves in cupboards beside the fridge complimented by the mosaic backsplash & lots of countertops, as well as stainless steel appliances, Enjoy the Bar seating at peninsula & lots of room for a big table in dining area. Entertain family and friends in the Bright, airy living room with room for all your furniture. The mud room is massive with tiled floors, closet & sliding door to access back yard. All 3 bedrooms have no carpet!. The primary bedroom has a large closet with built-in shelving, ensuite is GORGEOUS - sleek, modern w/ tiled shower & floor. Main bath is renovated with HEATED tile floor and tiled tub surround, deep soaker tub! Exterior renovations done in 2011. The hot water tank replaced in 2023 and furnace was replaced in 2011. BONUS: HUGE SHED AND CENTRAL A/C. Price does not include land. This home sits on a large rented lot fee is \$1535.00 per month and INCLUDES: Water, sewer, garbage pickup. Potential for Land to be purchased in 2028 subject to landlord, VA Housing approval. ACT FAST! BUY AS A STARTER HOME OR FOR INVESTMENT! This one is priced to sell and won't last long., CALL TODAY TO VIEW.**

Inclusions: **fridge, stove, dishwasher, washer/dryer, shed (furniture negotiable)**
Property Listed By: **RE/MAX FORT MCMURRAY**

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