



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**104 GRECIAN Place, Fort McMurray T9H2N1**

MLS® #: **A2169553**

Area: **Gregoire**

Listing Date: **09/30/24**

List Price: **\$199,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1996**

Finished Floor Area  
Abv Sqft: **1,042**  
Low Sqft:  
Ttl Sqft: **1,042**

DOM

**17**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Modular Home**

Lot Information

Lot Sz Ar: **4,848 sqft**  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Few Trees,Front Yard,Low Maintenance Landscape**  
Park Feat: **Off Street,Parkade,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Laminate,Linoleum,Wood**  
Water Source:  
Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **Dishwasher,Stove(s)**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Open Floorplan,Skylight(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 7`10"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`10" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 11`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 8`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`9" x 12`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`9" x 14`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`3" x 11`4"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$270

Fee Simple

RMH-2

Fee Freq:

Monthly

Legal Desc: 9924071

Remarks

Pub Rmks: **Looking for PRIVACY and an AFFORDABLE home? Welcome to 104 Grecian Place, located in a quiet CUL-DE-SAC on a 4848 SqFt lot. This charming home features 3 BEDROOMS and 2 full BATHROOMS, with the primary room boasting a 4-piece ENSUITE bath, LARGE closet, and convenient LAUNDRY AREA just steps away. The OPEN-CONCEPT living room, kitchen, and dining room provide ample space, while the kitchen impresses with UPPER and LOWER cabinets, tons of counter space, and NATURAL LIGHT pouring in through SKYLIGHTS. Enjoy WOOD FLOORS throughout, NO CARPET, and a bright living room. 2 AMPLE rooms at the front share a FULL 4-piece bath. Outside, unwind in the SPACIOUS PRIVATE YARD featuring a 15x19 workshop/shed, LONG DRIVEWAY, and PLENTY of space for kids' playground, family gatherings, and furry friends. Plus, enjoy CONVENIENCE with nearby walking trails, schools, daycares, grocery stores, and restaurants! Offering the ideal combination of SPACE and VALUE, 104 Grecian Place is the perfect haven for those seeking a RELAXED and an AFFORDABLE lifestyle. Schedule your viewing today! Property is being sold as is where is without any seller's warranties or representations.**

Inclusions:  
Property Listed By: **SOLD AS IS WHERE IS  
ROYAL LEPAGE BENCHMARK**

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









