



THE
A-TEAM

**RE/MAX
FIRST**

176 GREENBRIAR Bay, Fort McMurray T9H 3Y5

MLS® #: **A2179051**

Area: **Gregoire**

Listing Date: **11/13/24**

List Price: **\$314,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Fort McMurray**
City/Town: **Fort McMurray**
Year Built: **2011**
Lot Information
Lot Sz Ar: **8,878 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,520**
Low Sqft:
Ttl Sqft: **1,520**

DOM

9
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Double Wide Mobile Home**

Parking

Ttl Park: **6**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Lawn,Landscaped,Rectangular Lot,Sloped Up Off Street,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	18`10" x 13`5"
4pc Bathroom	Main	8`5" x 5`1"
Kitchen With Eating Area	Main	13`9" x 18`10"
Bedroom - Primary	Main	12`8" x 14`1"

Room	Level	Dimensions
Bedroom	Main	9`0" x 13`5"
Living Room	Main	14`5" x 18`10"
4pc Ensuite bath	Main	8`6" x 5`1"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$290

Fee Simple

RMH-2

Fee Freq:

Monthly

Legal Desc: 9924071

Remarks

Pub Rmks: **Built in 2011, this well-kept and updated 1,520 Ft² mobile home is situated on a spacious 8,878 Ft² lot. The fully fenced yard offers two gated entries, a 16x20 heated garage (8x8 overhead door), a massive wrap-around deck, and parking for up to six vehicles between the gravel crush and paved area—perfect for those who love outdoor space. Inside, you'll find seamless laminate flooring throughout, complemented by tile in the bathrooms and kitchen. One end of the home features an oversized bedroom, an additional well-sized room, and a 4-piece bathroom. The open-concept living, dining, and kitchen area has a modern feel, with sleek cabinets and stainless steel appliances. As you make your way toward the primary bedroom, you'll pass the laundry room, which includes extra storage space. Here is also secondary access to the wrap-around deck and backyard. The spacious primary suite includes a 4-piece ensuite and a walk-in closet, providing a comfortable retreat. With updated insulation in the skirting, this home offers energy efficiency and all the space you need at an affordable price. Don't miss out—call today for more information!**

Inclusions: n/a
Property Listed By: **COLDWELL BANKER UNITED**

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







