



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**209 GREELY Road, Fort McMurray T9H 3Y7**

MLS® #: **A2181500**

Area: **Gregoire**

Listing Date: **11/28/24**

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

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

**35**  
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
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`11" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 10`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 13`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`4" x 14`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`1" x 8`7"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`1" x 8`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`2" x 8`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`5" x 11`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`3" x 11`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`8" x 14`3"</b>

**Mud Room**

**Main**

**8`4" x 8`8"**

**Bedroom - Primary**  
Legal/Tax/Financial

**Main**

**13`5" x 12`11"**

Condo Fee:  
**\$290**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RMH-2**

Legal Desc: **9924071**

Remarks

Pub Rmks:

**Welcome to your new home! This spacious 4-bedroom mobile home offers comfort and style with new vinyl plank flooring throughout. 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. New belly bag, heat trace and hot water tank (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:  
Property Listed By:

**Refrigerator, Stove(s), Microwave, Dishwasher, & Washer/Dryer, Shed  
EXP REALTY**

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









