



THE
A-TEAM

**RE/MAX
FIRST**

173 GREELY Road, Fort McMurray T9H3Y7

MLS® #: **A2181666**

Area: **Gregoire**

Listing Date: **11/30/24**

List Price: **\$219,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,203**

Low Sqft:

Ttl Sqft: **1,203**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat: **Landscaped,Private**
Park Feat: **Parking Pad**

DOM

21

Layout

Beds: **3 (3)**

Baths: **2.0 (2 0)**

Style: **Modular Home**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**

Int Feat: **Laminate Counters,Soaking Tub,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`11" x 5`0"
Bedroom	Main	12`5" x 9`3"
Dining Room	Main	5`10" x 14`0"
Kitchen	Main	9`0" x 16`3"
Bedroom - Primary	Main	12`3" x 11`5"

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

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-2

Legal Desc: **9924071**

Remarks

Pub Rmks: **Welcome to this move-in-ready gem in Gregoire! This fully furnished 1200 sqft mobile home is an ideal choice for first-time buyers or savvy investors. Offering 3 spacious bedrooms and a bright, open-concept layout, this home provides both comfort and functionality. With everything you need already in place, including furnishings, it's a hassle-free opportunity to step into homeownership or start generating rental income immediately. Located in a quiet, family-friendly area, you'll enjoy convenient access to schools, parks, and local amenities. Don't miss this affordable chance to own a fantastic property—perfect as a starter home or an investment rental! Priced to sell—schedule your viewing today!**

Inclusions:
Property Listed By: **EVERYTHING IN HOME IS INCLUDED IN SALE ALL FURNITURE
EXP REALTY**

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





