



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**108 GREENWOOD Place, Fort McMurray T9H 2L9**

MLS® #: **A2182958**      Area: **Gregoire**      Listing Date: **12/09/24**      List Price: **\$100,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **1976**  
Lot Information  
 Lot Sz Ar: **5,434 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,351**  
 Low Sqft:  
 Ttl Sqft: **1,351**

DOM

**12**  
Layout  
 Beds: **4 (4 )**  
 Baths: **1.0 (1 0)**  
 Style: **Mobile**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Cul-De-Sac**  
 Park Feat: **Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt: **Block,Wood**  
 Kitchen Appl: **None**  
 Int Feat: **Open Floorplan,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>5pc Bathroom</b>	<b>Main</b>	<b>7`6" x 7`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 8`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 13`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 9`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`5" x 11`3"</b>	<b>Family Room</b>	<b>Main</b>	<b>9`5" x 12`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 11`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`0" x 13`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 10`3"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$290**

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

Zoning:  
**RMH2**

Legal Desc: **9924071**

Remarks

Pub Rmks: **Affordable Living! Potential Investment Property. Cul de Sac! Unique opportunity to put some finishing touches on 108 Greenwood Place. This 1351 sq ft, 4 bed 1 bath mobile is located the established neighbourhood of Gregoire. This property sits in a private cul de sac and has a lot that provides plenty of room for parking. Enjoy a spacious entryway that leads into an open concept living room. The main live l is finished with laminate floors. There is a functional kitchen with bright dining area and wooden cabinetry with plenty of countertop space. This mobile sits on a 5434 sq ft lot that allow for plenty of parking. Call now to schedule your private viewing. Call now to schedule your private viewing.**

Inclusions:  
Property Listed By: **N/A**  
**ROYAL LEPAGE BENCHMARK**

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









