



THE
A-TEAM

**RE/MAX
FIRST**

120 GRECIAN Place, Fort McMurray T9H2N1

MLS® #: **A2194160**

Area: **Gregoire**

Listing Date: **02/10/25**

List Price: **\$244,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1986**
Lot Information
Lot Sz Ar: **6,452 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,591**
Low Sqft:
Ttl Sqft: **1,591**

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Mobile**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Pie Shaped Lot,See Remarks**
Park Feat: **Asphalt,Driveway,Guest,Parking Pad,See Remarks,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Lighting,Storage**

Construction: **Manufactured Floor Joist,See Remarks,Wood Frame**
Flooring: **Hardwood,Laminate,Linoleum,Vinyl**
Water Source:
Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **See Remarks**
Int Feat: **Laminate Counters,See Remarks,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	
Bedroom	Main	9`6" x 10`0"
Dinette	Main	10`0" x 8`9"
Foyer	Main	9`0" x 5`9"
Laundry	Main	9`7" x 5`0"
Mud Room	Main	11`5" x 7`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	
Bedroom	Main	11`5" x 10`5"
Living Room	Main	13`4" x 15`0"
Kitchen	Main	9`7" x 9`3"
Living Room	Main	11`5" x 16`1"
Bedroom - Primary	Main	11`5" x 13`0"

Walk-In Closet

Main

13`0" x 5`6"

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RMH-2

Legal Desc: **9924071**

Remarks

Pub Rmks: **120 Grecian Place- Welcome home! This Beautiful home is situated on a large pie shaped and fenced 6452 sq foot lot in Gregiore. As you enter this quiet cul de sac you are nestled perfectly beside a right of way and walking paths on one side leading to a park. The center of the cul de sac provides ample parking for guests. Inside you are greeted with a large front foyer with ample closet space leading to a large living room area finished with laminate flooring and an abundance of natural lighting. This home has a second sitting area that could be utilized as a 4th bedroom at the front of the home. The kitchen is finished with high end wood cupboards; Lots of countertop and cupboard space and is open to the dinette area. Towards the back of your home you will find three oversized bedrooms; including the Primary suite which is equipped with a 3 piece ensuite and large walk in closet. Your home has no carpet and has had extensive upgrades and renovations throughout the years. This home also boasts a large mudroom with access to the side and back yard with a large shed with ATV access doors that has power. Let's not forget the oversized laundry room with lots of storage space; pride of ownership shines through and with the extensive renovations and updates over the years it has been given a new affective age. It is a must see !!! Some renovations and updates throughout the years include, updated plumbing, drywalled throughout, flooring NO CARPET, painted throughout , kitchen was updated in 2002 with solid oak cabinets, extra sq footage added with the well added addition 2002, bathrooms, doors, double glazed windows 2002 and vinyl siding 2002, new shingles 2020, and so much more. Don't wait!! Call today for your private viewing!!! New affective age of 15 years giving you giving you an estimated 35 year economic life. This home is must see !!!!**

Inclusions: **Central AC, window, coverings, fridge, stove, washer, dryer, microwave, (furniture is negotiable.)**

Property Listed By: **COLDWELL BANKER UNITED**

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





