



THE
A-TEAM

**RE/MAX
FIRST**

260 GREENWICH Lane, Fort McMurray T9H3Z3

MLS® #: **A2202979**

Area: **Gregoire**

Listing Date: **03/17/25**

List Price: **\$179,500**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$9k, 30-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1977

Lot Information

Lot Sz Ar:

4,522 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,306

Low Sqft:

Ttl Sqft:

1,306

DOM

116

Layout

Beds:

2 (2)

Baths:

1.0 (1 0)

Style:

**Mobile Home-Single
Wide**

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,City Lot

Driveway,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting**

Construction:

Mixed,Other,Vinyl Siding,Wood Frame

Flooring:

Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Jetted Tub,No Animal Home,Open Floorplan,Storage,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	13`4" x 7`3"	Kitchen With Eating Area	Main	11`11" x 11`4"
Eat in Kitchen	Main	9`8" x 5`11"	Family Room	Main	18`4" x 13`0"
Addition	Main	19`9" x 7`6"	Bedroom - Primary	Main	12`3" x 13`1"
Bedroom	Main	11`7" x 9`6"	Flex Space	Main	10`6" x 7`7"
4pc Bathroom	Main	7`4" x 9`5"			

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$290		Fee Simple		RMH-2
		Fee Freq:		
		Monthly		
Legal Desc:	9924071			
		Remarks		
Pub Rmks:	Welcome to 260 Greenwich Lane! This beautifully renovated mobile home is move-in ready and perfectly situated near schools, parks and amenities. The owners have spared no expense in updating this home—major upgrades in the last three years include a new furnace, air conditioning system, shingles and more! Inside, you'll find a stunning new kitchen, modern vinyl plank flooring, fresh paint and a gas fireplace, creating a warm and inviting space. This unique floor plan offers ample space, including a dedicated mudroom entrance, a versatile addition that can serve as a dining area, playroom, or music room and a flexible extra room—perfect for guests, storage or a home-based business. Outside, enjoy ample off-street parking, a front porch and a spacious rear deck. The backyard also features a large shed with a convenient roll-up garage-style door. ** ECONOMIC LIFE REPORT COMPLETED IN FEBRUARY 2025 - NEW EFFECTIVE AGE OF 20 YEARS (2005) **			
Inclusions:	None			
Property Listed By:	COLDWELL BANKER UNITED			

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





