



THE
A-TEAM

**RE/MAX
FIRST**

381 GREENWICH Lane, Fort McMurray T9H3X6

MLS® #: **A2212514**

Area: **Gregoire**

Listing Date: **04/16/25**

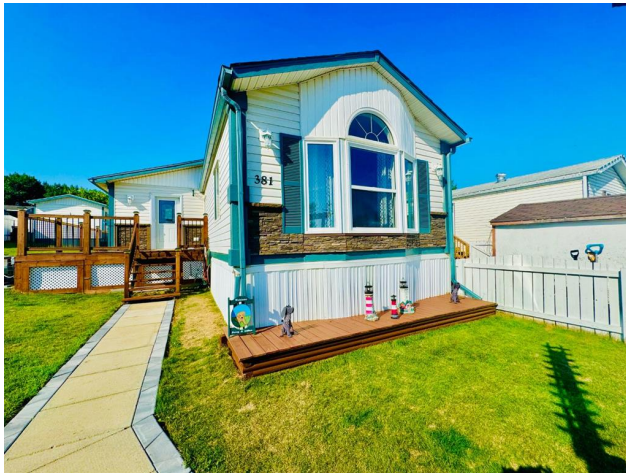
List Price: **\$224,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1996**
Lot Information
Lot Sz Ar: **7,690 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,344**
Low Sqft:
Ttl Sqft: **1,344**

DOM

25
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Mobile Home-Double Wide**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Yard,Corner Lot,Few Trees,Front Yard,Fruit Trees/Shrub(s),Garden,Gazebo,Greenbelt,Landscaped,Low Maintenance Landscape,Private,Secluded**

Park Feat: **Additional Parking,Driveway,Front Drive,Gravel Driveway,Multiple Driveways,Off Street,Parking Pad,Rear Drive,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Storage**

Construction: **Mixed,Vinyl Siding**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Pillar/Post/Pier**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,Open Floorplan,Pantry,See Remarks,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:

Zoning:
RMH-2

Legal Desc:

9924071

Monthly

Remarks

Pub Rmks:

381 Greenwich Lane is a one of a kind IMMACULATE home fronting onto a greenspace and forrest as far as the eye can see! This home has been professionally appraised and is listed 25,000 less than appraised value! As you step inside, you'll be greeted by a stunning open living space adorned with vaulted ceilings, streaming natural light, and neutral finishes. The kitchen is beautifully updated stainless steel appliances, creating the perfect setting for culinary adventures. Adjacent to the kitchen, the dining area offers an ideal spot for family meals or entertaining guests. The front living room has huge windows that flood the home with light and allow you to take in the stunning view from the front of your home and to fully appreciate the glistening pristine hardwood throughout. There are two fully permitted additions to the home- one being a large foyer as your entry way and another in the back as a mudroom/storage. The master is spacious and features a full ensuite. Down the hall you have two great sized rooms, a full bathroom, and an oversized laundry room. This laundry room was formerly a bedroom and the original laundry room is currently used for storage but could easily be converted back to make the home a 4 bedroom if desired. The huge wrap around deck gives you sitting space in the front for morning coffee and a large area in the back complete with a gazebo and barbecue for entertaining or enjoying your meals in the summer. There are two sheds for tons of storage and TWO DRIVEWAYS for tons of parking and room for all of the toys! This home is complete with Central A/C to keep cool in the summer. The exterior of the home is updated and just as immaculate as the inside! Don't miss your chance to call this incredible home your own! Book a showing today!

Inclusions:

N/A

Property Listed By:

3% REALTY FORT MCMURRAY

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



