



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**173 GREELY Road, Fort McMurray T9H 3Y7**

MLS®#: **A2214676**

Area: **Gregoire**

Listing Date: **04/24/25**

List Price: **\$175,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$4k, 09-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1997**

Lot Information

Lot Sz Ar:

**4,329 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,203**

Low Sqft:

Ttl Sqft:

**1,203**

DOM

**79**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**Mobile Home-Single  
Wide**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Landscaped**

**Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Vinyl Siding, Wood Frame**

Flooring:

**Laminate**

Water Source:

Fnd/Bsmt:

**Piling(s)**

Kitchen Appl:

**Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Stove(s), Washer**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

**\$290**

Title:

**Fee Simple**

Fee Freq:

**Monthly**

Zoning:

**RMH-2**

Legal Desc:

**9924071**

## Remarks

Pub Rmks: **Incredible value in this beautifully kept 1997-built mobile home, located in the peaceful, established community of Gregoire. This is more than just a home—it's a smart lifestyle decision. Step inside and be greeted by a bright, open-concept layout with three spacious bedrooms, two full bathrooms, and nearly 1,200 sqft of thoughtfully designed living space. The home is fully furnished from top to bottom—yes, all furnishings are included. From beds and sofas to cookware and décor, it's all here. Just bring your clothes and groceries, and you're ready to start living. Whether you're a first-time homebuyer looking for a low-barrier entry into the market or an investor seeking a cash-flow-ready rental, this property checks all the boxes. It's clean, comfortable, and completely turnkey. Now let's talk numbers. With 5% down (\$8,950), your mortgage could be under \$1,000/month—a rare opportunity in today's market. That's right—homeownership that actually costs less than rent. Located in a quiet, family-friendly area, close to schools, green spaces, and everyday amenities, this home offers the perfect balance of affordability, convenience, and peace of mind. 1) Immediate possession available 2) Low condo fees 3) Driveway parking 4) Flexible viewing times—vacant and ready to go This is your moment to stop renting, start building equity, and enjoy the pride of homeownership—without the stress or heavy lifting.**

Inclusions: **All furniture**  
Property Listed By: **RE/MAX Connect**

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

















