



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**133 GREY Crescent, Fort McMurray T9H 2N4**

MLS® #: **A2215738**

Area: **Gregoire**

Listing Date: **04/28/25**

List Price: **\$26,500**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$300, 28-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Residential Land**

City/Town:

**Fort McMurray**

Year Built:

**0**

Lot Information

Finished Floor Area

Lot Sz Ar:

**5,236 sqft**

Lot Shape:

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**73**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer: **Public Sewer**

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

**Public**

Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee:		Title:		Zoning:	
<b>\$290</b>		<b>Fee Simple</b>		<b>RMH-2</b>	
		Fee Freq:			
		<b>Monthly</b>			
Legal Desc:	<b>9924071</b>				

Remarks

Pub Rmks:	<b>Bank owned land for sale - Fort McMurray's most affordable lot! Incredible value in this cleared, serviced, and ready-to-build 5,236 sqft lot, located in Gregoire Park. Existing parking pad and partial fence already on property. Zoned RMH-2, this property is ideal for your new manufactured home. Backing directly onto a walking path and just steps to greenspace, playground, elementary school, and scenic walking trails, this location is perfect for families and outdoor enthusiasts alike. A short walk brings you to nearby baseball diamonds, and ATV trails are not far! — perfect for those who love to explore. Opportunities like this are rare in today's market. Sold as is, where is. No warranties or representations. Don't miss your chance to build affordably in a well-connected Fort McMurray community!</b>
Inclusions:	<b>n/a</b>
Property Listed By:	<b>COLDWELL BANKER UNITED</b>

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



