



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**373 GREENWICH Lane, Fort McMurray T9H 3Z3**

MLS®#: **A2222672**

Area: **Gregoire**

Listing Date: **05/22/25**

List Price: **\$259,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 14-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2008**  
Lot Information  
Lot Sz Ar: **5,709 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,406**  
Low Sqft:  
Ttl Sqft: **1,406**

DOM

**49**  
Layout  
Beds: **4 (4 )**  
Baths: **2.0 (2 0)**  
Style: **Modular Home**

Parking

Ttl Park: **4**  
Garage Sz:

Access:  
Lot Feat: **Landscaped,See Remarks**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **None**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`6" x 18`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>19`6" x 10`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 8`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 10`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>10`9" x 5`4"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 7`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`11" x 6`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`5" x 8`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`6" x 13`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`7" x 7`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$290**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RMH-2**

Legal Desc: **9924071**

Remarks

Pub Rmks: **Are you looking for a nice quiet place in Gregoire Park where you own your own lot? 373 Greenwich Lane in Gregoire is the place you have been searching for and is situated on a 5700 sq ft lot. Inside you will find a huge living room with plenty of room for the comfy couches and the big screen TV. Dining room is also spacious along side the kitchen with loads of counter, cupboard space including an island. The open concept has lots of windows allowing for those warm rays of sunshine. A great feature is the 3 bedrooms and 1 full bath that are located opposite side of the primary suite which offers lots of privacy. Walk in closet in the primary along with the ensuite with a large garden tub to soak in after those long bike rides on the trails. Another great feature of this home is no carpets and oh, did I mention the AC? . Laundry is located just off the kitchen in the back entry way. Enjoy the 2 covered decks which is perfect for rainy days and enjoying your morning coffee. Loads of parking on this property including RV parking. The yard is fully fenced making it kid and pet friendly. This home is ideal for the growing family with a total of 4 bedrooms and 2 full baths. . The kids will love the fenced in yard while you relax on the deck with one off each entry. Home also has a 10X5 shed in the backyard. There are a ton of beautiful walking trails just outside your door. Visitor parking is also just across the street keeping the roadways clear of vehicles. Easy access to the trails if you own a ATV. THIS HOME IS MOVE IN READY WITH A QUICK POSSESSION!**

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**







