



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

Finished Floor Area

Lot Sz Ar:

5,709 sqft

Lot Shape:

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:

Park Feat:

Landscaped,See Remarks

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
Living Room	Main	15`6" x 18`9"
Kitchen	Main	19`6" x 10`9"
Bedroom	Main	9`8" x 8`5"
Bedroom	Main	9`5" x 10`0"
4pc Ensuite bath	Main	10`9" x 5`4"

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

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







