



THE
A-TEAM

**RE/MAX
FIRST**

100 GREENFIELD Place, Fort McMurray T9H 2M1

MLS® #: **A2224297**

Area: **Gregoire**

Listing Date: **05/29/25**

List Price: **\$359,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2011

Lot Information

Finished Floor Area

Abv Sqft:

1,151

Low Sqft:

Ttl Sqft:

1,151

Lot Sz Ar:

6,206 sqft

Lot Shape:

DOM

2

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

Modular Home

Parking

Ttl Park:

4

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Yard,Corner Lot,Cul-De-Sac,Front Yard,Fruit Trees/Shrub(s),Landscaped
Single Garage Detached**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Linoleum

Water Source:

Fnd/Bsmt:

Other

Kitchen Appl:

Int Feat:

Utilities:

**Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer
Ceiling Fan(s),Jetted Tub,Laminate Counters,Open Floorplan,Soaking Tub**

Room Information

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

Condo Fee:

\$290

Title:

Fee Simple

Fee Freq:

Zoning:

RMH-2

Legal Desc:	9924071	Monthly	Remarks
Pub Rmks:	<p>Welcome to one of the coolest garage in town. A man cave wanted by many. Work bench with upper and lower cabinets are checker plated making it easy for cleaning up. Seller will throw in the compressor, lawn mower and the snowblower. If you love mechanic and carpentry work then this is your dream garage. The outside is adorned with beautiful flower gardens with a yard full of apple trees. Enjoy coffee in the morning on the large deck. Room for your atv's as well as a large corner unit in a cul de sac making for the ideal spot. Now moving into the home, you will find a bright living room with large windows with an open concept to the kitchen and dining. . Two of the bedrooms and a 4 piece bath are located opposite of the primary suite allowing for plenty of privacy. Great conversations will be had in this huge kitchen that has stainless appliances and a separate glass top stove. Raised counter top is great for those quick meals or a sit down in the dining area. Laundry room and 2nd entrance are close to the primary suite that has access to the deck to sneak out in the morning and enjoy the quiet time before everyone wakes up. . A walk-in closet and en-suite that has a wonderful corner jetted tub and stand up shower which are a treat for those who like their privacy and the privilege of having their own space. This home has so much to offer from the man cave for the mechanic and the kitchen for those that love to cook. One of the seller's favourites is no carpets which makes for easy clean up. The owners have enjoyed their home but are ready for their next phase of life. Come and check it out as you will not be disappointed. Just in time for the next batch of apples and rhubarb.</p>		
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









