



THE
A-TEAM

**RE/MAX
FIRST**

209 GREELY Road, Fort McMurray T9H 3Y7

MLS® #: **A2236675**

Area: **Gregoire**

Listing Date: **07/03/25**

List Price: **\$299,900**

Status: **Active**

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

Lot Sz Ar:

4,663 sqft

Lot Shape:

Abv Sqft:

1,506

Low Sqft:

Ttl Sqft:

1,506

DOM

0

Layout

Beds:

4 (4)

Baths:

2.0 (2 0)

Style:

**Mobile Home-Double
Wide**

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,See Remarks

Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`11" x 5`0"	4pc Ensuite bath	Main	5`1" x 8`1"
Bedroom	Main	9`1" x 10`1"	Bedroom	Main	12`2" x 8`0"
Bedroom	Main	9`3" x 13`8"	Dining Room	Main	8`5" x 11`1"
Foyer	Main	6`4" x 14`0"	Kitchen	Main	10`3" x 11`1"
Laundry	Main	10`1" x 8`7"	Living Room	Main	18`8" x 14`3"

Mud Room	Main	8`4" x 8`8"	Bedroom - Primary	Main	13`5" x 12`11"
			Legal/Tax/Financial		
Condo Fee: \$290		Title: Fee Simple Fee Freq: Monthly		Zoning: RMH-2	
Legal Desc:		9924071		Remarks	
Pub Rmks:					
Welcome to your new home! This spacious 4-bedroom mobile home offers comfort and style with new vinyl plank flooring throughout. Nestled next to an empty lot for added privacy. The primary bedroom features a luxurious 4-piece ensuite, complete with a large jetted soaker tub, perfect for unwinding after a long day. New belly bag, heat trace and hot water tank (2022). Step outside to your backyard oasis, where you'll find a fully fenced yard, ideal for entertaining. Enjoy double decks and a private patio area, perfect for gatherings with family and friends. The 4-car gravel driveway in front of the unit provides ample parking space for your vehicles and guests. Located on a quiet street, this home is conveniently close to schools and playgrounds, making it a perfect choice for families. Don't miss the opportunity to make this beautiful mobile home your own!					
Inclusions: Fridge, Stove, Microwave, dishwasher, Washer, Dryer					
Property Listed By: EXP REALTY					

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









