

# \$299,900 - 176 Greenbriar Bay, Fort McMurray

MLS® #A2179051

## \$299,900

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 0.20 Acres

Gregoire Park, Fort McMurray, Alberta

Built in 2011, this well-kept and updated 1,520 Ft<sup>2</sup> mobile home is situated on a spacious 8,878 Ft<sup>2</sup> lot. The fully fenced yard offers two gated entries, a 16x20 heated garage (8x8 overhead door), a massive wrap-around deck, and parking for up to six vehicles between the gravel crush and paved area—perfect for those who love outdoor space.

Inside, you'll find seamless laminate flooring throughout, complemented by tile in the bathrooms and kitchen. One end of the home features an oversized bedroom, an additional well-sized room, and a 4-piece bathroom. The open-concept living, dining, and kitchen area has a modern feel, with sleek cabinets and stainless steel appliances.

As you make your way toward the primary bedroom, you'll pass the laundry room, which includes extra storage space. Here is also secondary access to the wrap-around deck and backyard. The spacious primary suite includes a 4-piece ensuite and a walk-in closet, providing a comfortable retreat.

With updated insulation in the skirting, this home offers energy efficiency and all the space you need at an affordable price.

Don't miss out—call today for more information!



Built in 2011

## Essential Information

MLS® #                      A2179051

|                |                         |
|----------------|-------------------------|
| Price          | \$299,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,520                   |
| Acres          | 0.20                    |
| Year Built     | 2011                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 176 Greenbriar Bay |
| Subdivision | Gregoire Park      |
| City        | Fort McMurray      |
| County      | Wood Buffalo       |
| Province    | Alberta            |
| Postal Code | T9H 3Y5            |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Parking, Playground, Park |
| Parking Spaces | 6                         |
| Parking        | Off Street, Parking Pad   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Laminate Counters  |
| Appliances        | Dishwasher, Dryer, Microwave, Washer, Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Basement          | None   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Private Yard                                  |
| Lot Description   | Back Yard, Lawn, Landscaped, Rectangular Lot, Sloped Up |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Block                    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2024 |
| Days on Market | 209                 |
| Zoning         | RMH-2               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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