# \$189,500 - 260 Greenwich Lane, Fort McMurray

MLS® #A2202979

### \$189,500

2 Bedroom, 1.00 Bathroom, 1,306 sqft Residential on 0.10 Acres

Gregoire Park, Fort McMurray, Alberta

Welcome to 260 Greenwich Lane! This beautifully renovated mobile home is move-in ready and perfectly situated near schools, parks and amenities. The owners have spared no expense in updating this homeâ€"major upgrades in the last three years include a new furnace, air conditioning system, shingles and more! Inside, you'll find a stunning new kitchen, modern vinyl plank flooring, fresh paint and a gas fireplace, creating a warm and inviting space. This unique floor plan offers ample space, including a dedicated mudroom entrance, a versatile addition that can serve as a dining area, playroom, or music room and a flexible extra roomâ€"perfect for guests, storage or a home-based business. Outside, enjoy ample off-street parking, a front porch and a spacious rear deck. The backyard also features a large shed with a convenient roll-up garage-style door. \*\* ECONOMIC LIFE REPORT COMPLETED IN FEBRUARY 2025 -NEW EFFECTIVE AGE OF 20 YEARS (2005)



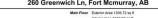
#### **Essential Information**

MLS® # A2202979 Price \$189,500

Bedrooms 2
Bathrooms 1.00

Full Baths 1











Square Footage 1,306 Acres 0.10 Year Built 1977

Type Residential Sub-Type Detached

Style Single Wide Mobile Home

Status Active

## **Community Information**

Address 260 Greenwich Lane

Subdivision Gregoire Park
City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H3Z3

#### **Amenities**

Amenities Park, Visitor Parking

Parking Spaces 3

Parking Driveway, Off Street

#### Interior

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas, Fireplace(s)

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Basement None

#### **Exterior**

Exterior Features Lighting

Lot Description Back Yard, City Lot Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Mixed, Other

Foundation Piling(s)

#### **Additional Information**

Date Listed March 17th, 2025

56

Days on Market

Zoning RMH-2

# **Listing Details**

Listing Office COLDWELL BANKER UNITED

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