

# \$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	Park, Parking, Playground
Parking Spaces	6
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, 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, Landscaped, Lawn, Rectangular Lot, Sloped Up

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

**Additional Information**

Date Listed	November 13th, 2024
Days on Market	172
Zoning	RMH-2

**Listing Details**

Listing Office	COLDWELL BANKER UNITED
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