



GRASSROOTS
REALTY GROUP

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**373 Greenwich Lane
Fort McMurray, Alberta**

MLS # A2222672



\$259,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,406 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 290
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMH-2
Foundation:	None	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

Are you looking for a nice quiet place in Gregoire Park where you own your own lot? 373 Greenwich Lane in Gregoire is the place you have been searching for and is situated on a 5700 sq ft lot. Inside you will find a huge living room with plenty of room for the comfy couches and the big screen TV. Dining room is also spacious along side the kitchen with loads of counter, cupboard space including an island. The open concept has lots of windows allowing for those warm rays of sunshine. A great feature is the 3 bedrooms and 1 full bath that are located opposite side of the primary suite which offers lots of privacy. Walk in closet in the primary along with the ensuite with a large garden tub to soak in after those long bike rides on the trails. Another great feature of this home is no carpets and oh, did I mention the AC? . Laundry is located just off the kitchen in the back entry way. Enjoy the 2 covered decks which is perfect for rainy days and enjoying your morning coffee. Loads of parking on this property including RV parking. The yard is fully fenced making it kid and pet friendly. This home is ideal for the growing family with a total of 4 bedrooms and 2 full baths. . The kids will love the fenced in yard while you relax on the deck with one off each entry. Home also has a 10X5 shed in the backyard. There are a ton of beautiful walking trails just outside your door. Visitor parking is also just across the street keeping the roadways clear of vehicles. Easy access to the trails if you own a ATV. THIS HOME IS MOVE IN READY WITH A QUICK POSSESSION!