



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**209 Greely Road  
Fort McMurray, Alberta**

**MLS # A2236675**



**\$299,900**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Gregoire Park                  |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Double Wide        |               |                   |
| <b>Size:</b>     | 1,506 sq.ft.                   | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 4                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street                     |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Yard, See Remarks         |               |                   |

|                    |                 |                   |        |
|--------------------|-----------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | \$ 290 |
| <b>Basement:</b>   | None            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding    | <b>Zoning:</b>    | RMH-2  |
| <b>Foundation:</b> | Piling(s)       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan  |                   |        |

**Inclusions:** Fridge, Stove, Microwave, dishwasher, Washer, Dryer

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!