



GRASSROOTS
REALTY GROUP

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136 Greenbriar Bay
Fort McMurray, Alberta

MLS # A2247684



\$149,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,312 sq.ft.	Age:	1974 (51 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	None	Utilities:	-
Features:	See Remarks		

Inclusions:	NA
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136 Greenbriar Bay is a renovator's dream, a flipper's next success story, and an investor's fast-track to profit. With demolition already complete and 75% of the rebuild finished, you're just a few steps away from turning this into a fully realized home. Designed with the potential for 3 bedrooms and 2 bathrooms, it's ready for your final touches to bring it to life. The attached shed offers a warm, sheltered workspace for the handyman or hobby enthusiast to enjoy year-round, while the spacious yard, detached shed, and partial fencing add even more value and versatility. Nestled in a welcoming community right next to a walking trail, this property is perfectly priced to reflect the love and vision it's waiting for. Whether you're looking to finish a project quickly for resale or create a home with your own stamp on it, this is your chance to unlock the potential and enjoy the rewards.