



GRASSROOTS
REALTY GROUP

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**236 Greely Road
Fort McMurray, Alberta**

MLS # A2249238



\$167,900

Division:	Gregoire Park		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,223 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Side By Side		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Garden, Gazebo, Greenbelt, Landscaped, Lawn, Low Maintenance		

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Shingle

Basement: None

Exterior: Other, Vinyl Siding

Foundation: Pillar/Post/Pier

Features: Ceiling Fan(s), Open Floorplan, Pantry, Separate Entrance, Skylight(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 290

LLD: -

Zoning: RMH-2

Utilities: -

Inclusions: Three TV's, Queen Bed Frame, Mirror in living room and in kitchen, Curtin's, Wall decor, Black love seat, Patio Furniture, Gazebo, Shed and tools inside, Ladder, Lawn mower, Commercial metal fence posts, Upright deep freezer, BBQ, Stand up water cooler, Wall cabinet in bathroom and Large clock.

WELCOME to 236 Greely Road Greenbelt living in the well established community of Gregoire - This 1,223 sq ft 2004 Modular Home is located in the serene, private and sought-after Greely Road featuring a quiet tranquil area that is backing onto a beautiful greenbelt space. This immaculate home offers comfort, open concept living, a large living room, bright natural light and a spacious eat-in kitchen with skylights adding extra natural charm. There is an abundance of storage, a corner pantry and a thoughtful designed kitchen space with so much more to offer. The generous primary bedroom boasts a 4 pc ensuite with a relaxing soaker tub, a walk in closet creating your own personal retreat. The newer washer and dryer are located near the back mudroom offering additional storage and space. On the opposite end of the home, you'll find two additional bedrooms and a full second bathroom, providing privacy and comfort for the whole family. This large lot offers a triple parking pad, fully fenced yard, two decks, cozy patio furniture, gazebo, garden and a huge shed complete with tools, ladder and lawn mower featuring plenty of space for all your toys. This is an opportunity you do not want to miss! Schedule your private tour today, call or text Kim Plesuk Royal LePage Benchmark, Wood Buffalo Property Group at (780) 221 - 7656.