



**GRASSROOTS**  
REALTY GROUP

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**232 Greenwich Lane  
Fort McMurray, Alberta**

**MLS # A2267045**



**\$85,000**

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,301 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	See Remarks	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RMH-2
<b>Foundation:</b>	Block, See Remarks, Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** INCLUDED AS IS WHERE IS

Investment Opportunity &ndash; Finish What&rsquo;s Started! This double-wide manufactured home offers a fantastic chance to build equity or create a profitable rental. Renovations have already begun, with framing in place for 2 bedrooms, an oversized open-concept kitchen and living room, a large bathroom, and a second family or flex room&mdash;ideal for a home office, gym, or guest space. The hard work has been started and it&rsquo;s now ready for your vision and finishing touches. Situated on a large lot with a storage shed and parking for up to 4 vehicles, there&rsquo;s plenty of outdoor space and potential. The seller will be leaving behind all existing building materials, giving you a head start on completion. This property is not a foreclosure, but it is being sold &ldquo;as is, where is&rdquo; with no warranties or representations. Whether you&rsquo;re an investor, contractor, or buyer looking to customize your own home, the opportunity is exceptional.