



**232 Greenwich Lane
Fort McMurray, Alberta**

MLS # A2267045



\$72,000

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

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

Inclusions: INCLUDED AS IS WHERE IS

Landed included!! Investment Opportunity ‐ Finish What'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‐ideal for a home office, gym, or guest space. The hard work has been started and it'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'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 "as is, where is" with no warranties or representations. Whether you're an investor, contractor, or buyer looking to customize your own home, the opportunity is exceptional.