



**GRASSROOTS**  
REALTY GROUP

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**181 Greenbriar Bay  
Fort McMurray, Alberta**

**MLS # A2268956**



**\$264,900**

<b>Division:</b>	Gregoire Commercial Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,244 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<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	<b>Zoning:</b>	RMH-2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Jetted Tub, Pantry		

**Inclusions:** N/A

Step inside this beautifully updated 3 bedroom mobile that combines comfort, style, and functionality! Originally built in the 1970s but upgraded and taxed as a 1998, this home offers a modern open-concept layout with updated kitchen cabinets, updated appliances, and a cozy wood burning fireplace in the living room. The spacious primary bedroom features a jetted tub ensuite, perfect for relaxing after a long day. You'll also enjoy central air conditioning, fresh paint, and thoughtful upgrades throughout. Outside, you'll find ample parking and a heated detached garage (built in 2013) complete with full electrical service and a gas heater, ideal for the hobbyist or anyone needing a warm workspace year round. Conveniently located near playgrounds and amenities, this move in ready home offers the perfect blend of value and comfort.