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## 181 Greenbriar Bay Fort McMurray, Alberta

MLS # A2268956



\$264,900

Division:	Gregoire Commercial Park				
Type:	Residential/Manufactured House				
Style:	Mobile Home-Single Wide				
Size:	1,244 sq.ft.	Age:	1970 (55 yrs old)		
Beds:	3	Baths:	2		
Garage:	Parking Pad				
Lot Size:	0.11 Acre				
Lot Feat:	Other				

Heating:	Forced Air, Wood Stove	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-2
Foundation:	Block	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Jetted Tub, Pantry

Inclusions: N/A

the perfect blend of value and comfort.

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