



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 (56 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

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.