



**144 Grecian Place**  
**Fort McMurray, Alberta**

**MLS # A2285742**



**\$99,000**

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	RMH-2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** as is where is at the time of possession

Located in a quiet cul-de-sac in the established neighbourhood of Gregoire, 144 Grecian Place presents a strong opportunity for investors seeking an affordable, value-add property. This 1,048 sq. ft. mobile home offers 3 bedrooms and 2 bathrooms, with solid fundamentals and room for cosmetic improvements to increase equity and rental potential. The home features a spacious entryway leading into an open-concept living area with laminate flooring throughout the main level. The functional kitchen includes ample cabinetry, generous counter space, and a bright dining area. Situated on a 4,400 sq. ft. lot, the property offers ample parking and outdoor space &mdash; an attractive feature for tenants. With some finishing touches, this property has excellent potential as a rental or long-term hold in a desirable, established neighbourhood.