



**181 Greenbriar Bay
Fort McMurray, Alberta**

MLS # A2302787



\$255,900

Division:	Gregoire 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:	Driveway, Parking Pad, Quad or More Detached		
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: Washer, dryer, fridge, stove, garage door opener.

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. Title insurance in Lieu of RPR.